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1926 - 1996

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1926 - 2009

July 14, 2025

Honorable Daniel P. McCoy
112 State Street Room 1200
Albany, New York 12207

Via e-mail: County_executive@albanycounty.com

Re: 03032-18-001502; 17L, (Albany)
245 Northern Boulevard, City of Albany 65.57-2-64
Final Judgment Granted - Signed July 1, 2025 - Entered" 7/3/2025

Dear Mr. McCoy;

Kindly be advised that our office represents Gregory C. Watson and Damian Travier relative to their interest in premises commonly known and referred to as 245 Northern Boulevard, located in the City and County of Albany, State of New York, 12206, Tax ID No. 65.57-2-64. On July 3, 2025, my clients conveyed title to this premises to 90 East Enterprises, Inc. who are represented by Thomas J. Gabriels, Esq.

At closing, a check was cut from Seller's proceeds in the amount of Twenty-seven Thousand Seven Hundred Seventy-seven Dollars and 91/100 (27,777.91) payable to the Director of Finance representing what all believed were taxes owed to the County of Albany, per a tax search obtained by the Title Company, Shaker Abstract and Title, LLC. I received a call this morning from the Albany County Department of Finance indicating that the referenced check could not be accepted inasmuch as the Sellers no longer owned the property and that the same had been the subject of an In Rem Tax Foreclosure Proceeding that recently went to Judgment. I thereafter had a detailed conversation with Jeffrey J. P. Neal, Director of Finance, Deputy Commissioner of Management and Budget who confirmed that the taxes had been extinguished as a result of the judgment of foreclosure in the In Rem Proceeding. He did advise that the individuals who lost the property as a result of the failure to pay the real estate taxes could reacquire title to the same upon payment of those taxes that had been extinguished.

On behalf of my clients, I would respectfully request that the Albany County Legislature authorize my clients to reacquire title to their property. The Department of Finance is currently in possession of Trustco Bank Check No. 405706 in the amount of Twenty-seven Thousand Seven Hundred Seventy-Seven and 91/100 (\$27, 777.91) that we would request the County accept in order to allow the former owners to reacquire title to the referenced property as a sale back to them in order to eliminate surplus proceeding claims under the New York State Real Property Tax Law, statutes made and provided. I would further request that this matter be placed on place before the respective governmental bodies for consideration as soon as possible.

I have enclosed the following in support of this application:

- Warranty Deed with Lien Covenant
- Shaker Abstract Certificate and Report of Title
- Tax Search obtained by Shaker Abstract just prior to closing indicating taxes due in the amount of Twenty-seven Thousand Seven Hundred Seventy-one and 91/100. (27,777.91)
- Photocopy of Trustco Bank Check No. 405706 in the amount of Twenty-seven Thousand Seven Hundred Seventy-one and 91/100 (\$27,771.91) made payable to the Director of Finance

Thank you for your anticipated cooperation. If you have any questions, please feel free to contact me.

Very truly yours,

LITZ & LITZ, ESQS.

BY: /s/ Kenneth P. Litz
Kenneth P. Litz, Esq.
Kplitz@litzandlitz.com

KPL:las
Enclosure

CC: Jeffrey J.P. Neal, Director of Finance via e-mail: Jeff.Neal@albanycountyny.gov

Shaker Abstract and Title via e-mail: Andrea@shakerabstract.cm

Thomas Gabriels, via e-mail Tgalbany@aol.com

Anna Bojarczuk, via e-mail annab@litzandlitz.com

Gregory C. Watson, via e-mail

Damian Travier, via e-mail

THIS DOCUMENT CONTAINS THE FOLLOWING SECURITY FEATURES: WATERMARKED STOCK, MICROPRINT LINE & PRISMATIC PANTO ON FACE

Officers Check



Your Home Town Bank
P.O. Box 1082 • Schenectady, New York 12301

50-91
213

No. 405706

Date
July 03, 2025

\$27,777.91

Pay **Twenty-Seven Thousand Seven Hundred Seventy-Seven and 91/100**
The purchase of an Indemnity Bond will be required before any Officers Check of this bank will be replaced or refunded in the event it is lost, misplaced or stolen.

DIRECTOR OF FINANCE

To The
Order
Of

AUTHORIZED SIGNATURE

006881211

1140570611 102130091211

COUNTY OF ALBANY



Real Estate Tax Statement

Parcel: 06505700020640000000

Location: 245 NORTHERN BLVD

Owner:
WATSON GREGORY C
245 NORTHERN BLVD
ALBANY NY 12210

Status:
Square 0

Land Valuation: 112,000

Building Valuation: 0

Exemptions: 0

Taxable Valuation: 112,000

Interest Per Diem: 7,756.37

Legal Description:

Deed Date:

Book/Page:

Interest Date: 07/14/2025

Year	Type	Bill			
2024	RE-E	4891			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	1,798.68	1,798.68	143.89	1,942.57
	5% PERCENT	89.93	89.93	0.00	89.93
		1,888.61	1,888.61	143.89	2,032.50
Year Totals		1,888.61	1,888.61	143.89	2,032.50

Year	Type	Bill			
2024	RE-1	6497			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	1,405.09	1,405.09	295.07	1,700.16
	ALBANY WAT	919.04	919.04	193.00	1,112.04
	OTHER CHAR	357.10	357.10	74.99	432.09
	5 PERCENT	134.06	134.06	0.00	134.06
		2,815.29	2,815.29	563.06	3,378.35
Year Totals		2,815.29	2,815.29	563.06	3,378.35

Year	Type	Bill			
2023	RE-E	3933			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	2,103.23	2,103.23	504.78	2,608.01
	MAILING CH	1.00	1.00	0.00	1.00
	LEGAL CHAR	250.00	250.00	0.00	250.00
	5% PERCENT	105.16	105.16	0.00	105.16
		2,459.39	2,459.39	504.78	2,964.17
Year Totals		2,459.39	2,459.39	504.78	2,964.17

Year	Type	Bill			
2023	RE-1	7103			
Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	991.85	991.85	327.31	1,319.16
	ALBANY WAT	1,014.71	1,014.71	334.85	1,349.56
	OTHER CHAR	207.00	207.00	68.31	275.31
	5 PERCENT	110.68	110.68	0.00	110.68
		2,324.24	2,324.24	730.47	3,054.71
Year Totals		2,324.24	2,324.24	730.47	3,054.71

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill
2022	RE-E	4696

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	2,103.51	2,103.51	757.26	2,860.77
	LEGAL CHAR	250.00	250.00	0.00	250.00
	5% PERCENT	105.18	105.18	0.00	105.18
		2,458.69	2,458.69	757.26	3,215.95
Year Totals		2,458.69	2,458.69	757.26	3,215.95

Year	Type	Bill
2022	RE-1	6663

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	973.92	973.92	438.26	1,412.18
	OTHER CHAR	704.00	704.00	316.80	1,020.80
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	83.90	83.90	0.00	83.90
		1,762.82	1,762.82	755.06	2,517.88
Year Totals		1,762.82	1,762.82	755.06	2,517.88

Year	Type	Bill
2020	RE-E	3905

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY SCH	2,093.06	2,093.06	990.92	3,083.98
	5% PERCENT	104.65	104.65	0.00	104.65
		2,197.71	2,197.71	990.92	3,188.63
Year Totals		2,197.71	2,197.71	990.92	3,188.63

Year	Type	Bill
2019	RE-1	7324

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALBANY PRO	942.93	942.93	763.77	1,706.70
	ALBANY WAT	5.77	5.77	4.67	10.44
	MAILING CH	1.00	1.00	0.00	1.00
	5 PERCENT	47.44	47.44	0.00	47.44
		997.14	997.14	768.44	1,765.58
Year Totals		997.14	997.14	768.44	1,765.58

Year	Type	Bill
2018	TL-E	801

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB SCH LN	2,311.31	2,311.31	1,825.93	4,137.24
	LEGAL CHAR	225.00	225.00	0.00	225.00
		2,536.31	2,536.31	1,825.93	4,362.24
Year Totals		2,536.31	2,536.31	1,825.93	4,362.24

Year	Type	Bill
2018	TL-1	1711

Inst	Charge	Billed	Principal Due	Interest Due	Total Due
1	ALB LIENS	592.03	592.03	550.59	1,142.62
		592.03	592.03	550.59	1,142.62
Year Totals		592.03	592.03	550.59	1,142.62

COUNTY OF ALBANY

Real Estate Tax Statement



Year	Type	Bill				
2017	TL-E	1525				
Inst	Charge	Billed	Principal Due	Interest Due	Total Due	
1	ALB SCH LN	82.16	82.16	73.12	155.28	
		82.16	82.16	73.12	155.28	
Year Totals		82.16	82.16	73.12	155.28	
Grand Totals		20,114.39	20,114.39	7,663.52	27,777.91	

** End of Report - Generated by Neal, Jeffrey **

STATE OF NEW YORK
COUNTY COURT

COUNTY OF ALBANY

In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure
Proceeding brought pursuant to Article Eleven, Title 3 of the
Real Property Tax Law

by

THE COUNTY OF ALBANY, NEW YORK, Tax District

against

Those Parcels of Real Property included in the LIST OF
DELINQUENT TAXES filed on July 6, 2018 covering the CITY
OF ALBANY, Albany County

AMENDED
TAX ENFORCEMENT
STATEMENT

Index No. 03032-18

IMPORTANT!!
PLEASE DO NOT
IGNORE THIS NOTICE!!

POSTED NOTICE

Katie Lee Watson
245 Northern Blvd.
City of Albany

It appears you may have an ownership, lien holder or other legal interest in the parcel of real property included in the above specified List of Delinquent Taxes, which parcel is individually described at the bottom of this Statement.

The above-entitled proceeding has been commenced to foreclose upon this parcel due to the failure to pay real property taxes assessed and levied against it. Unless such taxes and other legal charges are paid in full or you interpose an Answer in this proceeding on or before **July 15, 2024, that being THE LAST DAY FOR REDEMPTION**, you will lose your ownership, lien holder or other legal interest in this parcel and title to it will be transferred to the County of Albany by means of a Court judgment. You may want to contact an attorney to protect your rights.

If you want to pay the taxes and legal charges owed on this parcel, find out the amount owed, require further information, or have any questions concerning this matter, please immediately contact the Albany County Division of Finance, Room 1340, 112 State Street, Albany, New York 12207, Telephone No. (518) 447-7082 for further information.

DATED: March 14, 2024

PARCEL DESCRIPTION

Parcel Foreclosure No.: 03032-18-001502
Owner(s) of Record on Date of Filing List of Delinquent Taxes: Katie Lee Watson
Owner(s) of Record on Date of Title Search: Katie Lee Watson
Parcel Location: 245 Northern Blvd., City of Albany

