

## TAX LIEN FORECLOSURE SEARCH

Search Date July 25, 2017OHTA Number A17-0162Municipality City of AlbanyIndex Number 2471-14Foreclosure No. 0001100Tax Map Number 65.64-2-35Property Address 53 Lexington Avenue, Albany, NY 12206Date of Filing of List of Delinquent Taxes August 13, 2014

Open Mortgages	0
Assignments	0
Judgments	0
Federal Tax Liens	0
UCCs	0
State Tax Warrants	0
Leases	0
Other Lienors	0
Other Interests	1
Estate Proceedings	0
Mortgage Foreclosures	0
	1

**NOTE:** Description used in current deed cannot be justified against dimensions of subject parcel as shown on tax map.

## TAX LIEN FORECLOSURE SEARCH

## SECTION I

**PARTIES HAVING AN INTEREST OF RECORD  
ON THE DATE OF FILING OF THE LIST OF DELINQUENT TAXES**

**A-1. OWNER(S) OF RECORD**

1. Karen	Range	53 Lexington Avenue	Albany	NY 12206
2. Nia	Prendergast	53 Lexington Avenue	Albany	NY 12206

**A-2. ADDITIONAL ADDRESSEES**

3. Karen	Range	140 Clinton Street	Albany	NY 12202
4. Karen	Range	142 Broad Street	Albany	NY 12202
5. Karen	Range	140 Broad Street	Albany	NY 12202
6. Karen	Range	1111 Meadowbrook Drive	Palm Bay	FL 32905
7. Karen	Range	138 Fourth Avenue	Albany	NY 12202
8. Karen	Range	142 Fourth Avenue	Albany	NY 12202
9. Karen	Range	240 Orange Street	Albany	NY 12210
10. Karen	Range	335 Orange Street	Albany	NY 12210
11. Karen	Range	467 Orange Street	Albany	NY 12206
12. Karen	Range	315 Second Street	Albany	NY 12202
13. Karen	Range	339 Stratford Road	Brooklyn	NY 11218
14. Nia	Prendergast	142 Broad Street	Albany	NY 12202
15. Nia	Prendergast	140 Broad Street	Albany	NY 12202
16. Nia	Prendergast	138 Fourth Avenue	Albany	NY 12202
17. Nia	Prendergast	142 Fourth Avenue	Albany	NY 12202
18. Nia	Prendergast	240 Orange Street	Albany	NY 12210
19. Nia	Prendergast	335 Orange Street	Albany	NY 12210
20. Nia	Prendergast	140 Clinton Street	Albany	NY 12202
21. Nia	Prendergast	339 Stratford Road	Brooklyn	NY 11218

Source Deed Book 3024 Page 565

Deed R and R

TAX LIEN FORECLOSURE SEARCH

SECTION I (continued)

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (1)

1.	Albany Water Board	PO Box 1966	Albany	NY 12201-1966
2.	Commissioner, Water and Water Supply	35 Erie Blvd	Albany	NY 12204

ESTATE PROCEEDINGS (0)

1.

TAX LIEN FORECLOSURE SEARCH

**SECTION I** *(continued)*

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**MORTGAGE FORECLOSURES** (0)

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1.

SECTION II

PARTIES HAVING AN INTEREST OF RECORD  
AS OF SEARCH DATE

A-1. OWNER(S) OF RECORD

1.

2.

A-2. ADDITIONAL ADDRESSEES

3.

Source Deed

Deed R and R

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II (continued)

**LEASES (0)**

1.

**OTHER LIENORS (0)**

1.

**OTHER INTERESTS (0)**

1.

**ESTATE PROCEEDINGS (0)**

1.

**MORTGAGE FORECLOSURES (0)**

1.

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**Albany County Clerk**  
**16 Eagle St. Rm 128**  
**Albany, NY 12207**

**Return to:**

ALBANY COUNTY DEPARTMENT OF LAW  
112 STATE STREET ROOM 1010  
ALBANY, NY 12207

**Instrument: Deed****Document Number: 11073877 Book: 3024 Page: 565****Grantor**

COUNTY OF ALBANY

**Grantee**

RANGE, KAREN  
PRENDERGAST, MIA

**Number of Pages: 4**

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 2834  
.....\$0.00

**Recorded Date/Time: 01/24/2012 at 12:09 PM****Receipt Number: 682251**

**Note: \*\*DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT \*\***  
**THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &**  
**319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.**

Thomas G. Clingan, County Clerk

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3. J6

**RECORD AND RETURN TO:**

ALBANY COUNTY DEPARTMENT OF LAW  
112 State Street, Room 1010  
Albany, New York 12207

Albany County Clerk  
Deed Books (Record Room)  
Book 3024 Page 566

**QUITCLAIM DEED**

THIS INDENTURE made the 28<sup>th</sup> day of December, 2011 between

The **COUNTY OF ALBANY, NEW YORK**, a municipal corporation organized and existing pursuant to the laws of the State of New York having its principal office located at 112 State Street, Albany, New York 12207, **party of the first part**, and

**KAREN RANGE and NIA PRENDERGAST**, currently residing at 339 Stratford Road, Brooklyn, New York 11218, **parties of the second part**,

**Witnesseth** that in consideration of payment by the parties of the second part of the sum of EIGHT THOUSAND DOLLARS (\$8,000.00) AND NO CENTS lawful money of the United States the party of the first part hereby remises, releases and quitclaims unto the parties of the second part, their heirs, successors and assigns forever, all of the party of the first part's right, title and interest in and to

All that certain lot, piece or parcel of land situate, lying and being in the City of Albany, County of Albany and State of New York described in Exhibit "A" attached.

Being the same premises described as "**PARCEL No. ALBANY 4235-07-236 (53 Lexington Avenue, City of Albany)**" in the Deed in Foreclosure conveying said premises to the party of the first part having simultaneously herewith been executed by the Enforcing Officer of the County of New York, Tax District and recorded in the Office of the Albany County Clerk made pursuant to Summary Final Judgment of Foreclosure with respect to said premises granted said Tax District by Order of the Albany County Court on May 26, 2011 and entered in the Albany County Clerk's Office on June 3, 2011 in the proceeding commenced under **Index No. 4235-07** entitled "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 described in the **LIST OF DELINQUENT TAXES** filed on **August 13, 2007** covering the **CITY OF ALBANY**, Albany County".

This conveyance is made pursuant to and is conditioned by Resolution No. 492 of the Albany County Legislature for the year 2011 adopted on December 5, 2011, authorizing the conveyance of the premises to the party of the second part.

Title to the premises hereby conveyed is subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) all applicable zoning, land use and building code regulations; (c) any easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of

Albany County Clerk  
Document Number 11073877  
Rcvd 01/24/2012 12:09:23 PM





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which resulted in the delinquent tax foreclosure proceeding by which Albany County acquired title to the premises; (d) liability for any unpaid or payable street, sewer, or other special assessments on the premises; and, (e) liability for any unpaid or payable water or sewer charges against the premises.

Together with appurtenances and all of the estate and rights of the party of the first part in and to the premises.

**To Have and to Hold** the premises hereby conveyed unto the parties of the second part, their heirs, successors and assigns forever.

In Witness Whereof the party of the first part has executed these presents on the day above written

**In the presence of**

**Party of the first part**

THE COUNTY OF ALBANY, NEW YORK

By: MICHAEL G. BRESLIN L.S.  
MICHAEL G. BRESLIN,  
ALBANY COUNTY EXECUTIVE

## ACKNOWLEDGMENT

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ALBANY )

On the 28<sup>th</sup> day of December, 2011, before me, the undersigned, personally appeared MICHAEL G. BRESLIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he signed the same, and that by his signature on the within instrument, the individual, or the person upon behalf of which the individual acted, to wit: the County of Albany, New York, executed the instrument.

Melanie J. Burrey  
NOTARY PUBLIC - STATE OF NEW YORK

MELANIE J. BUNZEY  
Notary Public, State of New York  
Qualified in Albany County  
No. 01BU6048902  
Commission Expires Oct. 2, 2014

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Foreclosure # 4235-07-0000236  
City of Albany County of Albany  
Alleged Owner (s) Delta Bennett  
Description 53 Lexington Avenue  
Class Code # 481 Tax Map # 06506400020350000000

Foreclosure # 4235-07-0000273  
City of Albany County of Albany  
Alleged Owner (s) Mark a. Carter  
Description 191 Henry Johnson Blvd.  
Class Code # 482 Tax Map # 06506500010100000000

Foreclosure # 4235-07-0000313  
City of Albany County of Albany  
Alleged Owner (s) Peter M. Pryor Associates, Inc.  
Description 134 Central Avenue  
Class Code # 465 Tax Map # 06507100010210000000

Foreclosure # 4235-07-0000318  
City of Albany County of Albany  
Alleged Owner (s) Capitaland Houses, Inc.  
Description 296 Elk Street  
Class Code # 311 Tax Map # 06507200030030000000

Foreclosure # 4235-07-0000328  
City of Albany County of Albany  
Alleged Owner (s) St. Joseph's Housing Corp.  
Description 219 Spruce Street  
Class Code # 438 Tax Map # 06507200040610000000

