

LIST OF DELINQUENT TAXES
FOR
CITY OF ALBANY, ALBANY COUNTY

PARCEL FORCLOSURE NO: 0000140
FORECLOSURE PROCEEDING INDEX NO: 4246-07
PARCEL LOCATION: 213 SEMINOLE AVE, CITY OF ALBANY
PARCEL TAX MAP NUMBER: 06405400040050000000
PARCEL PROPERTY CLASS CODE: 311
OWNER LISTED ON DELINQUENT TAX BILL: XU. WEIQIANG
REPUTED PARCEL OWNER(S): XU WEIQIANG
AS OF 7/12/2007
MAILING ADDRESS: 239 SEMINOLE AVE
ALBANY, NY 12203

DELINQUENT TAXES

<u>YEAR</u>	<u>TYPE OF TAX</u>	<u>AMOUNT DUE</u>
2005	PROPERTY	5.14
2005	SCHOOL	155.74

**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

The Parcels of Real Property included in the LIST OF DELINQUENT TAXES filed on July 19, 2007 covering the CITY OF ALBANY, Albany County.

**TAX ENFORCEMENT
STATEMENT**

Index No. 4246-07

IMPORTANT!!
PLEASE DO NOT
IGNORE!!

TO:

It appears that you may have an ownership, lien holder or other legal interest in the parcel of real property which is 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 **August 6, 2010, 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 wish to contact an attorney to protect your rights.

If you want to pay such taxes and legal charges, find out the amounts owed, require further information, or have any questions concerning this matter, please immediately contact the Albany County Division of Finance, Room 800, 112 State Street, Albany, New York 12207, Telephone No. (518) 447-7082 for further information.

DATED: May 6, 2010

PROPERTY DESCRIPTION

Parcel Foreclosure No.: **4246-07-0000140**

Owner of Record on Date of Filing List of Delinquent Taxes: **XU, WEIQLANG**

Owner of Record on Date of Search: **XU, WEIQLANG**

Parcel Location: **213 SEMINOLE AVE**

Parcel Tax Map No.: **'06405400040050000000__**

Class Code: **311**

EXHIBIT "A"

REC'D JAN 04 2010

Search Date	12/1/2009	TTA Record Number	36
Municipality	Albany	Index Number	4246-07
Foreclosure Number	0000140	Tax Map Number	64.54-4-5
Property Address	213 Seminole Avenue Albany NY 12208		
Date of Filing of List of Delinquent Taxes:		7/13/2007	

1. Owner(s) of Record on the Date of Filing of the List of Delinquent Taxes:

Weiqiang Xu
120 Washington Avenue
Albany NY 12210-

Additional Addresses:

Weiqiang Xu
239 Seminole Avenue
Albany NY 12203-

Additional Addresses:

TAX LIEN FORECLOSURE SEARCH ONLY!
LIMITED AND NOT UP-TO-DATE

Source Deed: Book 2719 Page 1061

Deed R and R: NONE

2. Additional Persons Having an Interest of Record on the Filing of the List of Delinquent Taxes:

Mortgagee(s)

NONE

Judgment Creditor(s)

NONE

Lienor(s)

NONE

Other(s)

NONE

3. Owner(s) of Record as of Search Date (For Information Only):

NONE

Source Deed:

Deed R and R:

4. Additional Persons Having an Interest of Record as of the Date of Search:

Mortgagee(s)

NONE

Judgment Creditor(s)

NONE

Lienor(s)

NONE

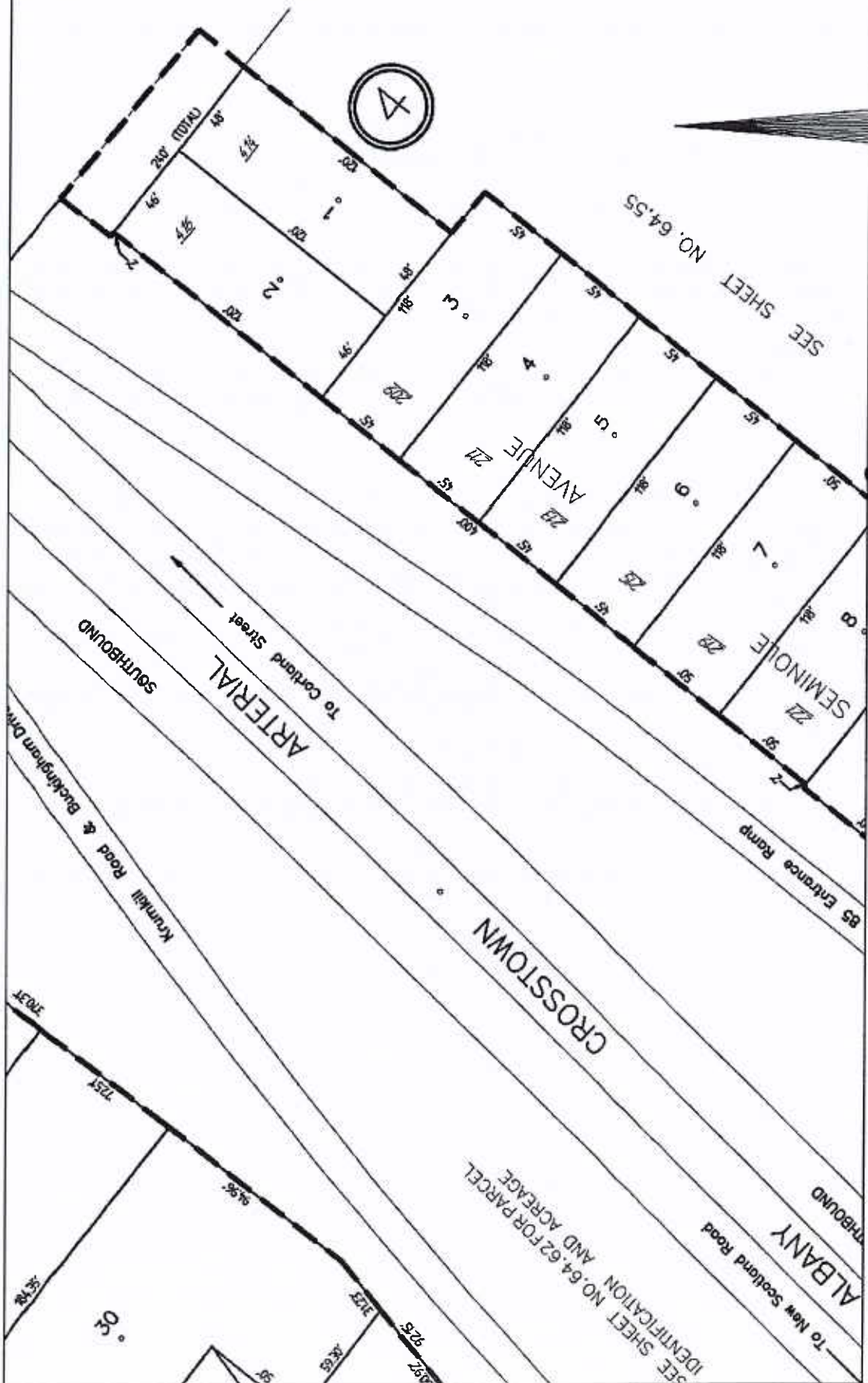
Other(s)

NONE

5. Additional Search Information for Delinquent Tax Parcel:

Index Number	4246-07
Open Mortgages	0
Assignments	0
Judgments	0
Federal Tax Liens	0
UCCs	0
State Tax Warrants	0
Leases	0
Other Lienors	0
Other Interests	0
Estate Proceedings	0
Mortgage Foreclosures	0

6. Notes



**Albany County Clerk
Albany County Court House
16 Eagle Street Rm 128
Albany, NY 12207**

Return to:

ALBANY COUNTY DEPT OF FINANCE
112 STATE ST, 8TH FLOOR
ALBANY NY 12207

Instrument: Deed

Document Number: 8866715 Book: 2719 Page: 1061

Grantor COUNTY OF ALBANY,

Grantee XU, WEIQIANG

Number of Pages: 8

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 1324
Trans Tax.....\$4.00

Amount: \$1000.00

Filing Date/Time: 09/18/2002 at 2:59 PM

Receipt Number: 16445

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316A(5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.



Thomas G. Clingan, County Clerk

0 1324

LIBER 2719 PAGE 1061

QUITCLAIM DEED

Albany County Clerk
Document Number 8866715
Rcvd 09/18/2002 2:59:30 PM



THIS INDENTURE,

Made this 7th day of August, 2002

Between

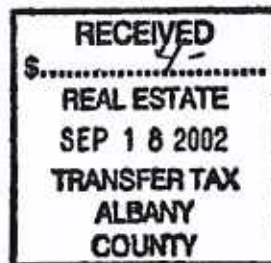
THE COUNTY OF ALBANY, NEW YORK a municipal corporation
organized and existing pursuant to the laws of the State of New York having its principal
office located at 112 State Street, Albany, New York 12207 , **party of the first part,**
and Xu, Weiqiang , having a place of business at
120 Washington ave, Albany, NY, 12210-
, party of the second part,

WITNESSETH that the party of the first part, in consideration of the sum of
Eleven Thousand Nine Hundred Dollars And No Cents (\$11,900.00)
lawful money of the United States, paid by the party of the second part, hereby remises,
releases and quitclaims unto the party of the second part, and said party's successors and
assigns forever,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND
situate in the City of Albany , County of Albany, State of New York,
described as follows:

Foreclosure # W - 18 - 17 - 72
City / Town of City of Albany , County of Albany
Alleged Owner(s) Anna A. Haley

Description 239 Seminole Avenue
Class Code 311 **Tax Map #** 64.62-1-54



BEING THE SAME PREMISES so described in the Deed in Foreclosure conveying said premises to the County of Albany, New York executed by the Albany County Director of Finance on the 3rd day of April, 1974 and recorded in the Office of the Albany County Clerk on the 3rd day of April, 1974 in Book 2079 of Deeds at Page 1 made pursuant to Final Judgement of Foreclosure granted by the Albany County Court to the County of Albany Tax District on the 3rd day of April, 1974 and entered in the Office of the Albany County Clerk on the 3rd day of April, 1974 in the preceeding captioned "In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem Pursuant to Article Eleven of the Real Property Tax Law by the County of Albany, New York, Tax District. -- List of Delinquent Taxes Filed in the Year 1973 Covering the City of Albany Assigned Index No. 7531-73 .

This conveyance is made pursuant to and is conditioned by Resolution # 265 of the Albany County Legislature adopted on the 10th day of June, 2002 approving and confirming sale of said premises to the party of the second part.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND

situate in the City of Albany , County of Albany, State of New York, described as follows:

Foreclosure # Parcel #18-6-78
City / Town of City of Albany , County of Albany
Alleged Owner(s) Harris A. Sanders

Description 225 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-10

Foreclosure # Parcel #18-7-78
City / Town of City of Albany , County of Albany
Alleged Owner(s) Harris A. Sanders

Description 227 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-11

Foreclosure # Parcel #18-8-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 229 Seminole Avenue
Class Code 311 **Tax Map #** 64.62-1-58

Foreclosure # Parcel #18-9-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 233 Seminole Avenue
Class Code 311 **Tax Map #** 64.62-1-57

Foreclosure # Parcel #18-10-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 235 Seminole Avenue
Class Code 311 **Tax Map #** 64.62-1-56

Foreclosure # Parcel #18-11-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) George Wagner

Description 237 Seminole Avenue
Class Code 311 **Tax Map #** 64.62-1-55

Foreclosure # Parcel #18-2-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 414 Greenway
Class Code 311 **Tax Map #** 64.54-4-1

Foreclosure # Parcel #18-3-78
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders
Description 416 Greenway
Class Code 311 **Tax Map #** 64.54-4-2

BEING THE SAME PREMISES so described in the Deed in Foreclosure conveying said premises to the County of Albany, New York executed by the Albany County Director of Finance on the 19th day of December, 1978 and recorded in the Office of the Albany County Clerk on the 19th day of December, 1978 in Book 2162 of Deeds at Page 437 made pursuant to Final Judgement of Foreclosure granted by the Albany County Court to the County of Albany Tax District on the 19th day of December, 1978 and entered in the Office of the Albany County Clerk on the 19th day of December, 1978 in the preceeding captioned "In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem Pursuant to Article Eleven of the Real Property Tax Law by the County of Albany, New York, Tax District. -- List of Delinquent Taxes Filed in the Year 1978 Covering the City of Albany Assigned Index No. 3716-78

This conveyance is made pursuant to and is conditioned by Resolution # 265 of the Albany County Legislature adopted on the 10th day of June, 2002 approving and confirming sale of said premises to the party of the second part.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND
 situate in the City of Albany, County of Albany, State of New York,
 described as follows:

Foreclosure # Parcel #18-11-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris Sanders
Description 209 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-3

Foreclosure # Parcel #18-12-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris Sanders

Description 211 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-4

Foreclosure # Parcel #18-13-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris Sanders

Description 213 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-5

Foreclosure # Parcel #18-14-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 215 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-6

Foreclosure # Parcel #18-15-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 219 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-7

Foreclosure # Parcel #18-16-79
City / Town of City of Albany, County of Albany
Alleged Owner(s) Harris A. Sanders

Description 221 Seminole Avenue
Class Code 311 **Tax Map #** 64.54-4-8

BEING THE SAME PREMISES so described in the Deed in Foreclosure conveying said premises to the County of Albany, New York executed by the Albany County Director of Finance on the 6th day of November, 1980 and recorded in the Office of the Albany County Clerk on the 6th day of November, 1980 in Book 2196 of Deeds at Page 657 made pursuant to Final Judgement of Foreclosure granted by the Albany County Court to the County of Albany Tax District on the 6th day of November, 1980 and entered in the Office of the Albany County Clerk on the 6th day of November, 1980 in the preceeding captioned "In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem Pursuant to Article Eleven of the Real Property Tax Law by the County of Albany, New York, Tax District. -- List of Delinquent Taxes Filed in the Year 1980 Covering the City of Albany Assigned Index No. 7692-79 .

This conveyance is made pursuant to and is conditioned by Resolution # 265 of the Albany County Legislature adopted on the 10th day of June, 2002 approving and confirming sale of said premises to the party of the second part.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND

situate in the City of Albany , County of Albany, State of New York, described as follows:

Foreclosure # Parcel #19-55-82
City / Town of City of Albany , County of Albany
Alleged Owner(s) M. & C. Contractors

Description 189 Seminole Avenue
Class Code 311 **Tax Map #** 64.55-2-14

Foreclosure # Parcel #19-56-82
City / Town of City of Albany , County of Albany
Alleged Owner(s) M. & C. Contractors

Description 199 Seminole Avenue
Class Code 311 **Tax Map #** 64.55-2-13

BEING THE SAME PREMISES so described in the Deed in Foreclosure conveying said premises to the County of Albany, New York executed by the Albany County Director of Finance on the 24th day of May, 1983 and recorded in the Office of the Albany County Clerk on the 25th day of May, 1983 in Book 2240 of Deeds at Page 55 made pursuant to Final Judgement of Foreclosure granted by the Albany County Court to the County of Albany Tax District on the 24th day of May, 1983 and entered in the Office of the Albany County Clerk on the 24th day of May, 1983 in the preceeding captioned "In the Matter of the Foreclosure of Tax Liens by Proceeding In Rem Pursuant to Article Eleven of the Real Property Tax Law by the County of Albany, New York, Tax District. -- List of Delinquent Taxes Filed in the Year 1982 Covering the City of Albany Assigned Index No. 9144-82 .

This conveyance is made pursuant to and is conditioned by Resolution # 265 of the Albany County Legislature adopted on the 10th day of June, 2002 approving and confirming sale of said 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 which resulted in the delinquent tax foreclosure proceeding by which Albany County acquired title to the premises; (d) liability for village taxes, if applicable; (e) liability for a pro-rata share of current property and school taxes on the premises; (f) liability for any street, sewer, or other special assessments on the premises unpaid or payable to the municipality in which they are located; and (g) liability for any water or sewer charges against the premises unpaid or payable to the municipality in which they are located.

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

To Have and to Hold the premises herein granted unto the party of the second part and said party's heirs, successors and assigns forever

In Witness Whereof the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this

16th day of September 2002.

IN THE PRESENCE OF

THE COUNTY OF ALBANY, NEW YORK

BY Michael G. Breslin L.S.

Michael G. Breslin

Albany County Executive

ACKNOWLEDGEMENT

STATE OF NEW YORK

}
} SS:

COUNTY OF ALBANY

}

On this 16th September 2002, before me personally came
Michael G. Breslin, to me known, who, being by me duly sworn, did dispose and
say that he resides in the Town of Bethlehem; that he is the County Executive
of the County of Albany, New York the municipal corporation described in, and which
executed the above instrument; that he knows the seal of said corporation; that the seal
affixed to said instrument is such corporate seal; that it was so affixed by Resolution of
the County Legislature of the County of Albany, New York; and that he signed his name
thereto by like authority.

MARYANN G. HINCKLEY
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ALBANY COUNTY
FEB. 12 4072787
COMMISSION EXPIRES OCT. 9, 2002

Maryann G. Hinckley
NOTARY PUBLIC - STATE OF NEW YORK

RECORD AND RETURN TO:
ALBANY COUNTY DEPARTMENT OF FINANCE
112 STATE STREET, ROOM 800
ALBANY, NEW YORK 12207

STATE OF NEW YORK
COUNTY OF ALBANY }
Recorded in DEEDS
As Shown Hereon and
Examined
THOMAS G. CLINEAN
ALBANY COUNTY CLERK