

# Albany County Division of Finance

## LEVEL I TAX LIEN FORECLOSURE SEARCH

SEARCH DATE: AUGUST 3, 2021,

MUNICIPALITY: CITY OF ALBANY, N.Y.,

INDEX NO: 05418-16,

PARCEL FORECLOSURE NO.: 000428,

DATE OF FILING OF LIST OF DELINQUENT TAXES: DECEMBER 6, 2016,

PROPERTY DESCRIPTION:

415 SHERMAN ST., CITY OF ALBANY,

TAX MAP NO.: 65.46-1-23.,

PROP. CLASS CODE: 311 RES VAC LAND,

REPUTED PARCEL OWNER(S) :

LEASE 2 OWN, LLC,

OPEN MORTGAGES	0
ASSIGNMENTS	0
JUDGMENTS	0
FEDERAL TAX LIENS	0
UCC'S	0
STATE TAX WARRANTS	0
LEASES	0
OTHER LIENORS	0
OTHER INTERESTS	0
ESTATE PROCEEDINGS	0
MORTGAGE FORECLOSURES	0
TOTAL	0

NOTE(S): AS OF SEARCH DATE: AUGUST 3, 2021

SAID PREMISES IS SUBJECT TO THE FOLLOWING:

LIENS, IF ANY ( 0 ), LISTED IN THIS LEVEL ONE SEARCH.

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# Albany County Division of Finance

## LEVEL I 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:**

LEASE 2 OWN, LLC, ( Reputed Parcel Owner )	415 SHERMAN ST.,	ALBANY, NY, 12206
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**A-2. ADDITIONAL ADDRESSES: ( 1 )**

LEASE 2 OWN, LLC, ( Reputed Parcel Owner )	139 MEYER ROAD,	HALFMOON, NY, 12065 ( item # 3 )
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**TITLE IS VESTED IN:**

LEASE 2 OWN, LLC, by QUITCLAIM DEED, from The COUNTY OF ALBANY, NEW YORK, dated September 4, 2014, and duly recorded September 8, 2014, in Liber 3111 of Deeds, at Page 363 ( item # 3 ), of the Albany N.Y., County Clerk's Office.
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**DEED R & R:**

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**ESTATE PROCEEDINGS: ( 0 )**

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**LEASES: ( 0 )**

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**OTHER INTERESTS: ( 0 )**

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TAX LIEN FORECLOSURE SEARCH

SECTION I ( CONTINUED )

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**B. ADDITIONAL PARTIES:**

**MORTGAGES: ( 0 )**

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**ASSIGNMENTS: ( 0 )**

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**UCC'S: ( 0 )**

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**MORTGAGE FORECLOSURES: ( 0 )**

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**OTHER LIENS: ( 0 )**

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**FEDERAL TAX LIENS: ( 0 )**

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**STATE TAX WARRANTS: ( 0 )**

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**JUDGMENTS: ( 0 )**

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**SECTION II**

**PARTIES HAVING AN INTEREST OF RECORD AS OF THE SEARCH DATE**

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

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**A-2. ADDITIONAL ADDRESSES: ( 0 )**

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**TITLE IS VESTED IN:**

--

**DEED R & R:**

--	--	--

**ESTATE PROCEEDINGS: ( 0 )**

--	--	--

**LEASES: ( 0 )**

--	--	--

**OTHER INTERESTS: ( 0 )**

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**B. ADDITIONAL PARTIES:**

**MORTGAGES: ( 0 )**

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**ASSIGNMENTS: ( 0 )**

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**UCC'S: ( 0 )**

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**MORTGAGE FORECLOSURES: ( 0 )**

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TAX LIEN FORECLOSURE SEARCH

SECTION II ( CONTINUED )

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OTHER LIENS: ( 0 )

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FEDERAL TAX LIENS: ( 0 )

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STATE TAX WARRANTS: ( 0 )

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JUDGMENTS: ( 0 )

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LEVEL 1 SEARCH EXAMINED BY:

JAMES A. ALBANO

SEARCH TIME FRAME

START DATE ( FROM ):

JANUARY 1, 2000

COMPLETION DATE ( TO ):

AUGUST 3, 2021

**LIST OF DELINQUENT TAXES**  
**FOR**  
**CITY OF ALBANY, ALBANY COUNTY**

PARCEL FORCLOSURE NO: 000428  
FORECLOSURE PROCEEDING INDEX NO: 05418-16  
PARCEL LOCATION: 415 SHERMAN ST, CITY OF ALBANY  
PARCEL TAX MAP NUMBER: 06504600010230000000  
PARCEL PROPERTY CLASS CODE: 311  
OWNER LISTED ON DELINQUENT TAX BILL: LEASE 2 OWN. LLC  
REPUTED PARCEL OWNER(S): LEASE 2 OWN, LLC  
AS OF 12/1/2016  
MAILING ADDRESS: 139 MEYER RD  
HALFMOON, NY 12065

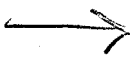
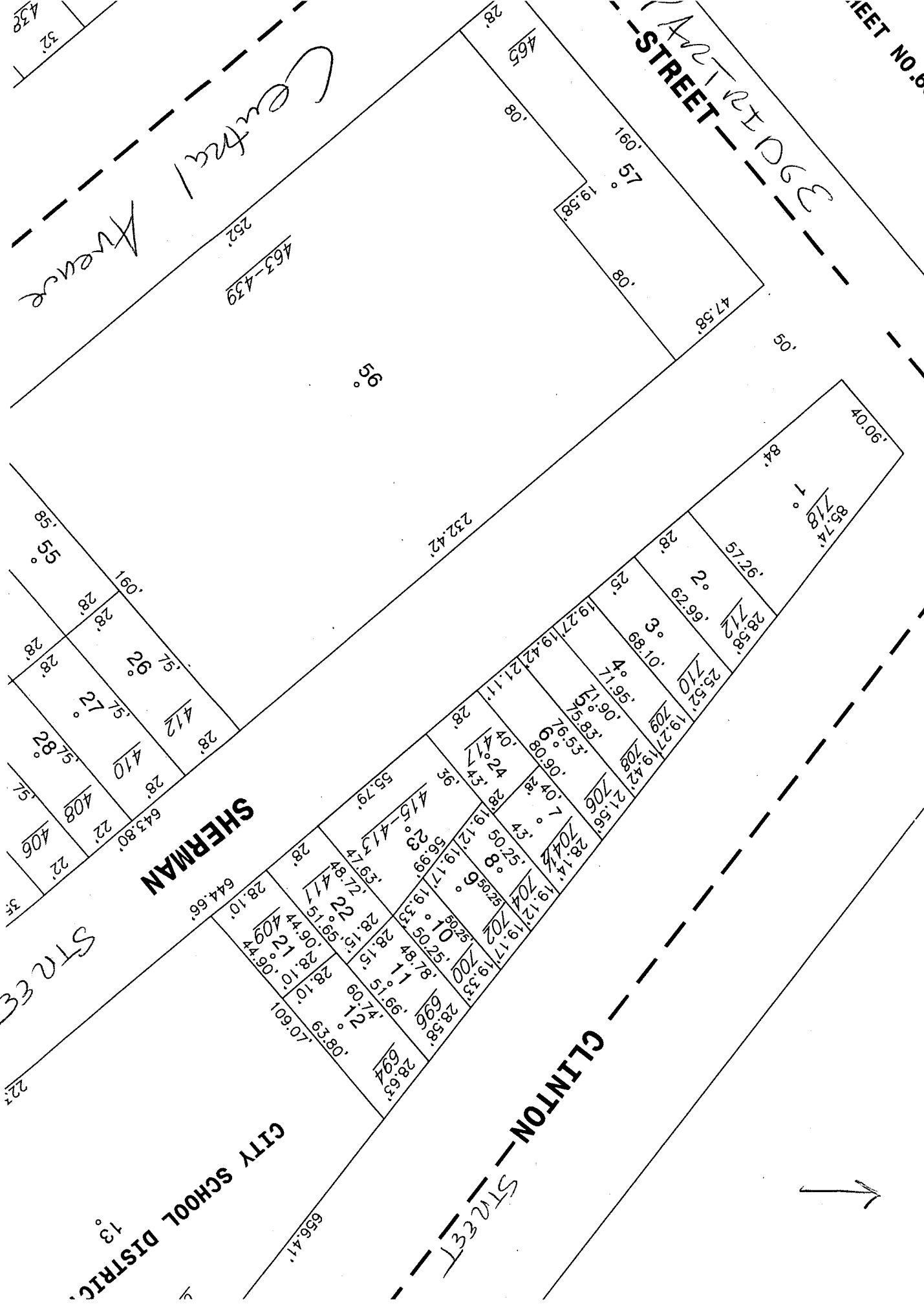
**DELINQUENT TAXES**

<u>YEAR</u>	<u>TYPE OF TAX</u>	<u>AMOUNT DUE</u>
2015	PROPERTY	461.42
2015	SCHOOL	11.13

City of Albany, 415 Sherman Street, map # 65.46-1-23

ANTHROPOLITE STREET

Central Avenue



CITY SCHOOL DISTRICT

CLINTON STREET

SHERMAN

STREET



#3



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

Return to:

COUNTY OF ALBANY DEPT OF MANAGEMENT & BUDGET  
FINANCE DIVISION TAX RECORDS  
112 STATE STREET RM 810  
ALBANY NY 12207-2073 HAND DELIVER

Instrument: Deed

Document Number: 11686537 Book: 3111 Page: 363

Grantor

COUNTY OF ALBANY

Grantee

LEASE 2 OWN LLC

Number of Pages: 3

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 809  
.....\$0.00

Recorded Date/Time: 09/08/2014 at 10:13 AM

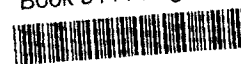
Receipt Number: 846637

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.

Bruce A Hidley, County Clerk

Albany County Clerk  
Deed Books (Record Room)  
Book 3111 Page 364

**RECORD AND RETURN TO:**  
ALBANY COUNTY DEPARTMENT OF LAW  
112 State Street, Room 1010  
Albany, New York 12207



## QUITCLAIM DEED

THIS INDENTURE, made the 4<sup>th</sup> day of September, 2014 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, as the **party of the first part**, and

LEASE 2 OWN, LLC, residing or having an office located at 139 Meyer Road, Halfmoon, New York 12065 the **party(ies) of the second part**,

WITNESSETH that the party of the first part, in consideration of the sum of ONE HUNDRED DOLLARS AND 00 CENTS (\$100) lawful money of the United States paid to it by the party(ies) of the second part, hereby remises, releases and quitclaims unto the party(ies) of the second part and said party's(ies') heirs, successors, and/or assigns forever,

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 as follows:

Foreclosure #	9130-08-0000483
City/Town of	CITY OF ALBANY
Alleged Owner(s)	JACQUELINE LEACH
Description	415 SHERMAN STREET
Class Code	311
Tax Map #	65.46-1-23

Albany County Clerk  
Document Number 11686537  
Rcvd 09/08/2014 10:13:59 AM



BEING THE SAME PREMISES so described in the Deed in Foreclosure from the Enforcing Officer of the County of Albany, New York, Tax District conveying said premises to the party of the first part dated 10/16/2013 and recorded in the Albany County Clerk's Office on 10/16/2013 in Book 3080 of Deeds at Page 978 made pursuant to the Final Judgment of Foreclosure granted said Tax District by the Albany County Court on 10/8/2013 and entered in the Albany County Clerk's Office on 10/9/2013 in the "In Rem" delinquent real property tax lien foreclosure action/proceeding brought therein by said Tax District pursuant to Article Eleven, Title 3, of the Real Property Tax Law against the parcels of real property included in the LIST OF DELINQUENT TAXES filed on 12:00:00 AM covering the CITY OF ALBANY, Albany County, assigned Index No. 9130-08.

This conveyance is made pursuant to and is conditioned by Resolution No. 251 of the Albany County Legislature for the year 2014 adopted on 7/14/2014 approving the sale and conveyance of said premises to the party(ies) 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 unpaid tax subject of the delinquent tax foreclosure action/proceeding in which party of the first part acquired title to the premises; (d) liability for



#2



**Albany County Clerk  
32 North Russell Rd.  
Albany, NY 12206-1324**

**Return to:**

**ALBANY COUNTY DEPT OF LAW  
112 STATE ST RM 900  
ALBANY NY 12207**

**Instrument: Deed**

**Document Number: 10452225 Book: 2953 Page: 760**

**Grantor**

COUNTY OF ALBANY

**Grantee**

LEACH, JACQUELINE

Number of Pages: 4

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 6186  
.....\$0.00

Recorded Date/Time: 07/14/2009 at 12:31 PM

Receipt Number: 0

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

#

3/5

**RECORD AND RETURN TO:**  
ALBANY COUNTY DEPARTMENT OF LAW  
112 State Street, Room 900  
Albany, New York 12207

Albany County Clerk  
Deed Books (Record Room)  
Book 2953 Page 761



**CORRECTIVE DEED**

This Corrective Deed corrects the Deed from the herein named party of the first part to the herein named party of the second part dated December 27, 2006 and recorded in the Albany County Clerk's Office on January 3, 2007 in Book 2871 of Deeds at Page 90. This Corrective Deed is made for the purpose of adding the premises at 415 Sherman Street in the City of Albany to the premises conveyed by said recorded Deed, the premises at 415 Sherman Street having been erroneously omitted from said recorded Deed

**QUITCLAIM DEED**

**THIS INDENTURE**, made the 6<sup>th</sup> day of June, 2009 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, as the **party of the first part**, and

**JACQUELINE LEACH**, residing or having an office located at 117-22 221st Street. Cambria Heights, New York 11411, the **party(ies) of the second part**,

**WITNESSETH** that the party of the first part, in consideration of the sum of TWENTY FOUR THOUSAND and 00 CENT(S) (\$2,400.00) lawful money of the United States paid by the party(ies) of the second part, hereby remises, releases and quitclaims unto the party(ies) of the second part and said party's(ies') heirs, successors and/or assigns forever,

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND** situate, lying and being in the CITY OF ALBANY, County of Albany, State of New York, described as follows:

<b>Foreclosure #</b>	ALBANY-0048-04
<b>City / Town of</b>	ALBANY
<b>Alleged Owner(s)</b>	GREEN TREE CREDIT, LLC F/K/A CONSECO FINANCE CREDIT CORPORATION
<b>New Owner(s)</b>	ELEVATIONS INVESTMENT, INC.
<b>Description</b>	706 CLINTON AVENUE
<b>Class Code</b>	220
<b>Tax Map #</b>	06504600010060000000

Albany County Clerk  
Document Number 10452225  
Rcvd 07/14/2009 12:31:22 PM



#2

**BEING THE SAME PREMISES** so described in the Deed in Foreclosure from Enforcing Officer of the County of Albany, New York, Tax District conveying said premises to the party of the first part dated July 28, 2006 and recorded in the Albany County Clerk's Office on August 1, 2006 in Book 2852 of Deeds at Page 1022 made pursuant to the Final Judgment of Foreclosure granted said Tax District by the Albany County Court on June 30, 2006 and entered in the Albany County Clerk's Office on July 6, 2006 in the "In Rem" delinquent real property tax lien foreclosure action/proceeding brought therein by said Tax District pursuant to Article Eleven, Title 3, of the Real Property Tax Law against the parcels of real property on the **LIST OF DELINQUENT TAXES** filed August 31, 2004 covering the **CITY OF ALBANY, Albany County**, assigned **Index No. 4129-04**, and

**ALSO ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND** situate, lying and being in the **CITY OF ALBANY**, County of Albany, State of New York, described as follows:

<b>Foreclosure #</b>	ALBANY-0435-04
<b>City / Town of</b>	ALBANY
<b>Alleged Owner(s)</b>	CHARLES A. WHELDON, JR.
<b>Description</b>	415 SHERMAN STREET
<b>Class Code</b>	230
<b>Tax Map #</b>	06504600010230000000

← should be Charles A. Wheldon, JR.

**BEING THE SAME PREMISES** so described in the Deed in Foreclosure from Enforcing Officer of the County of Albany, New York, Tax District conveying said premises to the party of the first part dated July 28, 2006 and recorded in the Albany County Clerk's Office on August 1, 2006 in Book 2852 of Deeds at Page 1022 made pursuant to the Final Judgment of Foreclosure granted said Tax District by the Albany County Court on June 30, 2006 and entered in the Albany County Clerk's Office on July 6, 2006 in the "In Rem" delinquent real property tax lien foreclosure action/proceeding brought therein by said Tax District pursuant to Article Eleven, Title 3, of the Real Property Tax Law against the parcels of real property on the **LIST OF DELINQUENT TAXES** filed August 31, 2004 covering the **CITY OF ALBANY, Albany County**, assigned **Index No. 4129-04**.

This conveyance is made pursuant to and is conditioned by Resolution No. 338 of the Albany County Legislature for the year 2006 adopted on November 10, 2006 approving the sale and conveyance of said premises to the party(ies) 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 unpaid tax subject of the delinquent tax foreclosure action/proceeding in which party of the first part 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 unpaid or payable street, sewer, or other special assessments on the premises; and (g)

0130-08-483



Bargain and Sale Deed - New York

01115

THIS INDENTURE, Made the 29th day of July, 1999, between Andrew Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and LIBER 2639 PAGE 246

CHARLES A. WELDON, JR.  
476 BROWNELL ROAD  
BALLSTON SPA, NY 12020

party(ies) of the second part,

WITNESSETH, That the party of the first part, in consideration of the sum of seven-thousand nine-hundred dollars (\$7,900.00) lawful money of the United States, and other good and valuable considerations paid by the party(ies) of the second part, does hereby grant and release unto the part(ies) of the second part, and to the heirs, distributees and assigns of said part(ies) of the second part, forever

SEE ATTACHED SCHEDULE "A"

BEING the same propert acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et. seq.) and the Department of Housing and Urban Development Act (42 USC 3531).

TOGETHER WITH the 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 part(ies) of the second part, and to the heirs, distributees and assigns of said party(ies) of the second part, forever.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

THE PARTY of the first part covenants that any improvements, repairs or alterations to the premises have been commenced and have not been completed at least four months before the recording of this deed, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement, and that said Grantor will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

RECEIVED  
\$ 32.50  
REAL ESTATE  
SEP 13 1999  
TRANSFER TAX  
ALBANY  
COUNTY

SEP 13 11 20 AM '99  
ALBANY COUNTY CLERK

Put on to the Recorder's Description

(#1)

IN WITNESS WHEREOF the undersigned has set hand and seal on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 35 F.R. 16106 (10/14/70), as amended, under the authority of a Power of Attorney recorded in the Albany County Clerk's Office in Liber 2635 at Page 321.

LIBER 2639 PAGE 247

In presence of [Signature] Secretary of Housing and Urban Development  
Andrew Cuomo

[Signature]  
By: [Signature] (SEAL)  
Attorney in Fact  
U.S. DEPARTMENT OF HUD  
Philadelphia H.O.C.  
100 Penn Square 12th Floor  
Philadelphia, PA 19107-3380

State of Penn )  
County of Albany )

On the 29th day of July, 1999, before me personally came the Attorney in fact having his/her official station in Philadelphia, Pennsylvania and the person described in and who executed the foregoing instrument bearing date 7/29/99, by virtue of the above cited authority and Power of Attorney and acknowledged the same to be his/her free act and deed for and on behalf of Secretary of Housing and Urban Development.

[Signature]  
Notary Public

Premises Commonly known as: 413-415 SHERMAN STREET  
ALBANY, NY  
HUD Case No.: 371-134767

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Return To: ~~Block & Colucci, P.C.~~ Charles Welden  
9 Executive Park Drive 476 Brauer Road  
Clifton Park, NY 12065 Ballston Spa, NY 12020

SCHEDULE A - LEGAL DESCRIPTION

LIBER 2639 PAGE 248

ALL that parcel of land situate in the City of Albany, County of Albany, State of New York bounded and described as follows:

BEGINNING at a point in the north line of SHERMAN STREET said point being 224.34 feet easterly as measured along the north line of SHERMAN STREET from its intersection with the east line of PARTRIDGE STREET; thence easterly and running along the north line of SHERMAN STREET 55.79 feet; thence northerly making an interior angle of 90°-00' with the last described course, and running in part along the east face of the east wall of the building occupying the premises herein described, 47.63 feet; thence westerly making an interior angle of 78°-14' with the last described course 56.99 feet; thence southerly making an interior angle of 101°-46' with the last described course, and running in part along the east face of the east wall of the building occupying the parcel adjoining the herein described premises on the west, 36.0 feet to the point and place of beginning; the last described course making an interior angle of 90°-00' with the first course of the parcel herein described.

STATE OF NEW YORK )  
COUNTY OF ALBANY )

Recorded in DEEDS  
As Shown Herein and  
Examined  
THOMAS G. CLINGAN  
ALBANY COUNTY CLERK