

**RESOLUTION NO. 488**

**AUTHORIZING THE CONVEYANCE OF REAL PROPERTY LOCATED AT  
311 SECOND AVENUE (TAX MAP NO. 76.61-4-25) IN THE CITY OF ALBANY**

Introduced: 12/6/21

By Audit and Finance Committee:

WHEREAS, The County of Albany has acquired, through in rem foreclosure, title to a parcel of real property located at 311 Second Avenue (Tax Map No. 76.61-4-25) in the City of Albany, and

WHEREAS, The immediate former owners, Robert H. Townsend, Jr. and Betty Farrell, are deceased and there was no formal probate of their respective estates, and

WHEREAS, Townsend Lansburg, on behalf of the remaining ten heirs to the immediate former owners, has expressed an interest in reacquiring such property, and has placed on deposit with the County \$46,013.66, which represents the full amount due in delinquent taxes for the property, and

WHEREAS, The Albany County Disposition Plan, as adopted by Resolution No. 29 for 2019, provides for the conveyance of real property to the immediate former owners, now, therefore, be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to execute on behalf of the County any documents necessary to convey 311 Second Avenue (Tax Map No. 76.61-4-25) in the City of Albany for \$46,013.66, with any additional interest, penalties and closing costs to be adjusted for at the time of closing, to the following ten heirs of the immediate former owners, Robert H. Townsend, Jr. and Betty Farrell:

Nicholas Farrell, 23 Clay's Lane, Averill Park, NY 12018  
Rosemary Rockenstyre, 397 Wendell Lane, Dayton, OH 45431  
William Townsend, 4 McDonald Road, Albany, NY 12209  
Mark Townsend, 13 Village Drive Apt. 3, Delmar NY 12054  
Jeanann Lansburg, 24 Collamer Road, Malta, NY 12020  
Paul Townsend, 311 Second Avenue, Albany, NY 12209  
Peter Townsend, 311 Second Avenue, Albany, NY 12209  
Michael Townsend, 299 Mountain Street, Albany, NY 12209  
Nicole Flores, 24056 Colgate Street, Dearborn Heights, MI 48125  
Brian Townsend, 13402 Bolton Court, Spring Hill, FL 34609

and, be it further

RESOLVED, That any and all liens upon the property which were previous extinguished as a result of the foreclosure action shall be deemed reinstated and restored, and, be it further

RESOLVED, That the ten aforementioned heirs shall be responsible for any additional interest and penalties, at the rate of 12% per annum computed to the date upon which the conveyance back of said property is made by the County that have accrued on the delinquent taxes for this property, as well as the recoupment of all out-of-pocket costs and expenses incurred by the County in connection with said property following the date of its foreclosure "in rem" by the County including, but not limited to, real property and school taxes, special assessments, municipal fees and charges, and maintenance and repairs, and, be it further

RESOLVED, That the County Attorney is authorized to approve said conveyance as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

*Adopted by unanimous vote – 12/6/21*