

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX**

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
-against-

SEYDOU KEITA; IDRISSA ZOUNDI if living, and if he be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees creditors, trustees, committeees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees committees, lienors and assigns, all of whom and whose names, except as stated are unknown to plaintiff; PEOPLE OF THE STATE OF YORK; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; JANE SMITH; BA SMITH,

Defendants.

Index No.: 35973/2015E

NOTICE OF SALE

-X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated September 17, 2025 and entered herein September 19, 2025, IMAN AKBAR, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 17th day of NOVEMBER, 2025 at 2:15 PM, the premises directed by said Judgment to be sold at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451. Said premises is commonly known as, 3142 PARK AVENUE, BRONX, NY 10451.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$563,319.62 plus interest thereon from November 1, 2024, together with costs, allowances, attorney's fees and expenses of sale as

awarded by the Court in said Judgment.

Dated: October 22, 2025
White Plains, New York

IMAN AKBAR, ESQ
Referee

KOSTERICH & SKEETE, LLC

Anelle Caliva
Atorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

Schedule A Description

Title Number HR-6010-BX

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ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, being the southerly one-half of lot no.147 on a certain map entitled "Map of the Village of Melrose", A Findlay, Surveyor, March 4 1860, recorded in the Register of the County of Westchester, less so much as has been taken from the front thereof for the opening and widening of Park Avenue East, formerly known as Terrace Place, bounded and described as follows:

BEGINNING at the point of southeasterly side of Terrace Place, as widened, now known as Park Avenue East, distance southwesterly 83.66 feet from the southeasterly corner of Park Avenue East and Findlay Street, now known as 160th Street;

RUNNING THENCE southeasterly on a line equidistance between the northerly and southerly sides of said lot no.147, 112.10 feet, more or less to the easterly line of said lot;

THENCE southwesterly along said easterly side of said lot, 26 feet of the rear of lot no.150 on said map;

THENCE northwesterly along the rear of said lot no.150 and along the line of lot no.148, 125.33 feet, more or less to the southeasterly side of Park Avenue East;

THENCE northeasterly along the southeasterly side of Park Avenue East, 28.28 feet to the point or place of BEGINNING.

NOTE: Being Section, Tax Block 2410, Lot 7, on the official Tax Map of Borough of Bronx, State of NY.

NOTE: Lot and Block for informational purposes only.

FOR CONVEYANCING ONLY, IF INTENDED TO BE CONVEYED: TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF, IN AND TO ANY STREETS, ROADS, OR AVENUES ABUTTING THE ABOVE DESCRIBED PREMISES, TO THE CENTER LINE THEREOF.

SUPREME COURT - COUNTY OF BRONX.

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff -against- SEYDOU KEITA; IDRISSE ZOUNDI, if living, and if he be dead, etc..., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 17, 2025 and entered on September 19, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on November 17, 2025 at 2:15 p.m. premises situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the southeasterly side of Terrace Place, distant southwesterly 83.66 feet from the southeasterly corner of Park Avenue East and Findlay Street; being a plot 112.10 feet by 25 feet by 125.33 feet by 28.28 feet.

Block: 2419 Lot: 7

Said premises known as 3142 PARK AVENUE, BRONX, NY 10451

Approximate amount of lien \$563,319.62 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 35973/2015E.

IMAN AKBAR, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* BRONX TIME, Metro NY*}