

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

DLJ MORTGAGE CAPITAL, INC., Plaintiff

AGAINST

**PUBLIC ADMINISTRATOR OF KINGS COUNTY TO THE ESTATE OF FELIX KELLY,
JACQUELINE KELLY INDIVIDUALLY AND AS SURVIVING SPOUSE OF FELIX KELLY
AS HEIR TO THE ESTATE OF FELIX KELLY, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered October 10, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on October 2, 2025 at 2:30 PM, premises known as 1295 New York Avenue, Brooklyn, NY 11203. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 4950 Lot: 54. Approximate amount of judgment \$769,450.27 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 517799/2022.

Bernard M. Alter, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-000072

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS****19-000072
Index No. 517799/2022****AFFIRMATION OF SERVICE BY MAIL**

DLJ MORTGAGE CAPITAL, INC., Plaintiff**vs.****PUBLIC ADMINISTRATOR OF KINGS COUNTY TO THE ESTATE OF FELIX KELLY, JACQUELINE KELLY INDIVIDUALLY AND
AS SURVIVING SPOUSE OF FELIX KELLY AS HEIR TO THE ESTATE OF FELIX KELLY, MARLENE KELLY AS HEIR TO THE
ESTATE OF FELIX KELLY, ET AL., Defendant(s)**

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on September 2, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

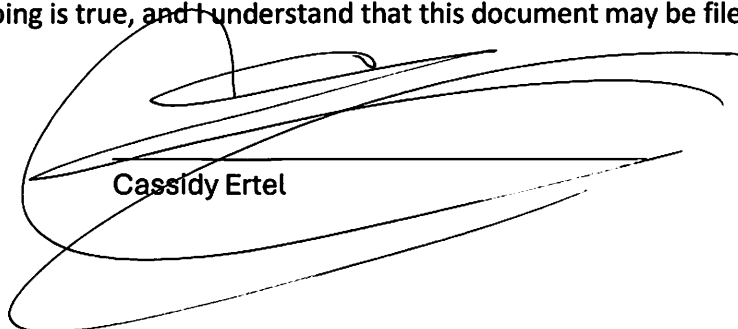
Referee:**Bernard Mitchell Alter, Esq.
26 Court Street Suite 1812
Brooklyn, NY 11242****Public Administrator of Kings County to the Estate of Felix Kelly
360 Adams Street, Room 144
Brooklyn, NY 11201****John Emefieh, Esq.
Attorney for Defendant Jacqueline Kelly
294 Atlantic Ave
Brooklyn, NY 11201****John Emefieh, Esq.
Attorney for Defendant Marlene Kelly
294 Atlantic Ave
Brooklyn, NY 11201****Bernard J. Tordesillas, Esq.
Attorney for Defendant New York City Environmental Control Board
375 Pearl Street 30th Floor
New York, NY 10038****Bernard J. Tordesillas, Esq.
Attorney for Defendant New York City Transit Adjudication Bureau
375 Pearl Street 30th Floor
New York, NY 10038**

Bernard J. Tordesillas, Esq.
Attorney for Defendant New York City Parking Violations Bureau
375 Pearl Street 30th Floor
New York, NY 10038

Christopher E. Medina, Esq.
Attorney for Defendant Bank of America, N.A.
40 Marcus Drive Suite 200
Melville, NY 11747

Mark McLeod
1295 New York Avenue
Brooklyn, NY 11203

I affirm on, September 2, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel