

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF RICHMOND

DLJ Mortgage Capital, Inc

Plaintiff(s),

-against-

IBRAHIM S. NABIE; CAPITAL ONE BANK;
AMERICAN EXPRESS; NORTH STAR CAPITAL
ACQUISITION, LLC; NEW YORK CITY
DEPARTMENT OF FINANCE; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE;
CAVALRY PORTFOLIO SERVICES, LLC; UNITED
STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE; CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD; ,

Defendant(s)

Notice of Sale

Index Number: 135197/2014

Premises: 123 Roe Street, Staten
Island, New York 10310

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

DLJ MORTGAGE CAPITAL, INC,

Plaintiff,

Against

IBRAHIM S. NABIE; CAPITAL ONE BANK; AMERICAN EXPRESS; NORTH STAR CAPITAL ACQUISITION, LLC; NEW YORK CITY DEPARTMENT OF FINANCE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CAVALRY PORTFOLIO SERVICES, LLC; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD;

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 09/15/2017, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 1/22/2026 at 10:00AM, premises known as 123 Roe Street, Staten Island, NY 10310, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York.

Block 221 Lot 18

The approximate amount of the current Judgment lien is \$689,009.90 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135197/2014

Timothy Forsyth, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 11/18/2025 File Number: 27445 CA

SUPREME COURT
STATE OF NEW YORK, COUNTY OF RICHMOND Index Number 135197/2014

DLJ Mortgage Capital, Inc

Plaintiff(s),

-against-

IBRAHIM S. NABIE; CAPITAL ONE BANK; AMERICAN EXPRESS; NORTH STAR CAPITAL ACQUISITION, LLC; NEW YORK CITY DEPARTMENT OF FINANCE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CAVALRY PORTFOLIO SERVICES, LLC; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; ,

Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.

Attorneys for Plaintiff

Office and Post Office Address

255 Merrick Road

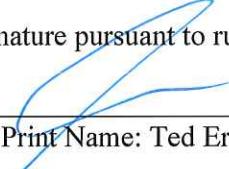
Rockville Centre, New York 11570

Telephone Number

(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a


Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

NOTICE OF ENTRY

that the within is a (*certified*) true copy of a
named court on ,201

Duly entered in the office of the clerk of the within

NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.

Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200