

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

**WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC.
ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2005-WCW2, Plaintiff
AGAINST**

JAMES NIX A/K/A JAMES L. NIX, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 9, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on September 17, 2025 at 2:15 PM, premises known as 1623 3rd Avenue, Unit 13H, New York, NY 10128. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1537 and Lot 1764. Approximate amount of judgment \$896,759.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850161/2024.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-002559

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

22-002559
Index No. 850161/2024

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS THROUGH
CERTIFICATES, SERIES 2005-WCW2, Plaintiff

vs.

JAMES NIX a/k/a JAMES L. NIX, 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 August 19, 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:

Scott H. Siller, Esq.
706 Equestrian Way
Westbury, NY 11590

James Nix AKA James L. Nix
1623 3rd Avenue, Apt 13H
New York, NY 10128

Letitia James, Attorney General
Attorney for Defendant New York State Department of Taxation and Finance
Office of the Attorney General, 300 Motor Parkway, Suite 205
Hauppauge, NY 11788

John E. Gura, Jr., Esq.
Attorney for Defendant United States of America
86 Chambers Street
New York, NY 10007

Ravi Rajesh Sachania Esq.
Attorney for Defendant Board of Managers of The Ruppert Yorkville Towers Condominium
101 Park Ave. Fl 17
New York, NY 10178-1700

I affirm on, August 19, 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