

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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SACHEM CAPITAL CORP.,

Index No.: 508905/2023

Plaintiff,

- against -

NOTICE OF SALE

556 HART STREET, LLC; DENNIS BONILLA; IRONWOOD
FINANCE, INC.; WESTWOOD FUNDING; NEW YORK CITY
HOUSING AUTHORITY; NEW YORK CITY TRANSIT
ADJUDICATION BUREAU; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY
DEPARTMENT OF TRANSPORTATION PARKING
VIOLATIONS BUREAU; NEW YORK CITY DEPARTMENT
OF FINANCE; BANK OF NEW YORK MELLON f/k/a THE
BANK OF NEW YORK AS TRUSTEE FOR THE
STRUCTURED ASSET MORTGAGE INVESTMENTS II
TRUST, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR8; NEW YORK CITY DEPARTMENT OF
FINANCE OFFICE OF THE CITY REGISTER; "JOHN DOE"
(NAME REFUSED),

Defendants.

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PLEASE TAKE NOTICE, pursuant to a Judgment of Foreclosure and Sale dated July 15, 2024, and entered herein on August 5, 2024, Anthony W. Vaughn, Jr., Esq., the Referee named in the judgment, will sell at public auction at the Kings County Supreme Court, 360 Adams Street, Room 224, Brooklyn, New York 11201 on the 4th day of December, 2025 at 2:30 p.m., premises situate, lying and being in the County of Kings, State of New York, commonly known as 556 Hart Street, Brooklyn, New York, identified on the applicable tax map as Block 3226, Lot 18, as more particularly described in Schedule "A" annexed hereto. The approximate sum of the judgment lien is \$1,420,491.91, plus interest, costs, and attorneys' fees, together with any other advances as provided for in the note and mortgage, which plaintiff has made for taxes, insurance, principal and interest and any other changes due to prior mortgages, or to maintain the premises

DRAKE LOEB ^{PLC}

555 Hudson Valley Avenue, Suite 100, New Windsor, New York 12553

Phone: 845-561-0550

pending consummation of this foreclosure sale. Premises will be sold subject to the provisions of the filed judgment and terms of sale, which was assigned by SACHEM CAPITAL CORP. to OI DEBT VENTURES, LLC by Assignment of Judgment dated December 23, 2024.

Dated: New Windsor, New York
October 9, 2025

Yours, etc.,

DRAKE LOEB PLLC

By:



ALANA R. BARTLEY

Attorneys for Plaintiff

555 Hudson Valley Avenue Suite 100
New Windsor, New York 12553
Tel. No.: 845-561-0550

TO: ANTHONY W. VAUGHN, JR., ESQ.
Appointed Referee
300 Cadman Plaza West
One Pierrepont Plaza, 12th Floor
Brooklyn, NY 11201
Tel. No.: 908-300-5455

556 HART STREET, LLC
Defendant, Pro Se
202-09 100th Avenue
Hollis, NY 11423

DENNIS BONILLA
Defendant
556 Hart Street, 1st Floor
Brooklyn, NY 11221

PINCUS LAW GROUP, PLLC
Margaret Burke Tarab, Esq.
Attorneys for Defendant,
IRONWOOD FINANCE, INC.
425 RXR Plaza
Uniondale, NY 11556
Tel. No.: 516-699-8902

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WESTWOOD FUNDING

Defendant

4601 Sheridan Street, Suite 501
Hollywood, FL 33021

NEW YORK CITY HOUSING AUTHORITY

Defendant

90 Church Street
New York, NY 10007

NEW YORK CITY DEPARTMENT OF TRANSPORTATION
PARKING VIOLATIONS BUREAU*Defendant*

100 Church Street
New York, NY 10007

MICHELE MIRRO, ESQ.

of Counsel to the Special Assistant Corporation Counsel

*Attorneys for Defendants, New York City Department of Finance and
New York City Environmental Control Board*

New York City Department of Finance
375 Pearl Street, 30th Floor
New York, NY 10038

BANK OF NEW YORK MELLON

f/k/a THE BANK OF NEW YORK as TRUSTEE FOR THE
STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8

Defendant

240 E. Greenwich Street
New York, NY 10007

NEW YORK CITY DEPARTMENT OF FINANCE OFFICE OF
THE CITY REGISTER*Defendant*

100 Church Street
New York, NY 10007

"JOHN DOE" (name refused)

Defendant

556 Hart Street, 1st Floor
Brooklyn, NY 11221

SCHEDULE A

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Hart Street formerly Elm Street distant 150 feet southwesterly from the southwesterly corner of Hart Street and Evergreen Avenue;

RUNNING THENCE southeasterly and at right angles to Hart Street, 87 feet 6 inches;

THENCE southwesterly parallel with Hart Street, 20 feet 10 inches;

THENCE northwesterly in a straight line to the southeasterly side of Hart Street, 97 feet 6 inches;

THENCE northeasterly along the said southeasterly side of Hart Street, 20 feet 10 inches to the point or place of BEGINNING.

FOR INFORMATION ONLY 556 Hart Street
Premises also known as: Brooklyn NY 11221

Block:3226 Lot:18

County of: KINGS