

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

Lakeview Loan Servicing, LLC, Plaintiff

AGAINST

Nicole Padmore, Rennison E. December, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 25, 2025, 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 30, 2025 at 2:30 pm, premises known as 86 Rogers Avenue, Brooklyn, NY 11216. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 1232 and Lot 30. Approximate amount of judgment \$925,099.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #523218/2023.

Jaime Lathrop, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-002255

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS****23-002255
Index No. 523218/2023****AFFIRMATION OF SERVICE BY MAIL**

Lakeview Loan Servicing, LLC, Plaintiff**vs.****Nicole Padmore, Rennison E. December, 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 30, 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:**Jaime Lathrop, Esq.****182A 26th Street Suite 2R****Brooklyn, NY 11232****Narissa A. Joseph, Esq.****Attorney for Defendant Nicole Padmore****305 Broadway, Suite 1001****New York, NY 10007****Nicole Padmore****86 Rogers Avenue****Brooklyn, NY 11216****Nicole Padmore****623 Sterling Pl., Apt. 1L****Brooklyn, NY 11238****Nicole Padmore****110-22 157th St.****Queens, NY 11433****Narissa A. Joseph, Esq.****Attorney for Defendant Rennison E. December****305 Broadway****New York, New York 10007****Rennison E. December****86 Rogers Avenue****Brooklyn, NY 11216**

Rennison E. December
623 Sterling Pl., Apt. 1L
Brooklyn, NY 11238

Rennison E. December
111 Crawford St.
East Orange, NJ 07018

Rennison E. December
110-22 157th St.
Queens, NY 11433

Todd Z. Marks, Esq.
Attorney for Defendant Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, successor by merger to Merrill Lynch Mortgage Capital, Inc., successor by merger to Wilshire Credit Corporation
400 Meridian Centre Blvd., Ste. 200
Rochester, NY 14618

I affirm on, September 30, 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