

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC
MORTGAGE LOAN TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES INDB 2006-1,

Plaintiff,

Against

LAZARO AGUILERA; IDA CRUZ; et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 07/28/2023, I, the undersigned Referee, will sell at public auction, in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 1/16/2025 at 2:30PM, premises known as 145 Chestnut Street, Brooklyn, New York 11208, 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 Brooklyn, County of Kings, City and State of New York.

Block 4128 Lot 24

The approximate amount of the current Judgment lien is \$624,539.53 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 503768/2015

The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Steven J. Baker, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573

Dated: 11/19/2024 File Number: 272-9840 MB

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF KINGS

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DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR INDYMAC MORTGAGE LOAN TRUST
2006-1, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES INDB 2006-1,

INDEX NO: 503768/2015

Plaintiff,

-against-

AFFIRMATION OF SERVICE

LAZARO AGUILERA; IDA CRUZ; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE; NEW
YORK CITY PARKING VIOLATIONS BUREAU; NEW
YORK CITY ENVIRONMENTAL CONTROL BOARD;
AMANDA JACQUES; ELANIE JACQUES; CARLOS
SANCHEZ; ELSA MADERO; ANGEL SANCHEZ; MIGUEL
BAUTISTA; CHARRA BAUTISTA; JORGE BAUTISTA;

Defendant.

-----X
STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 16th day of December 2024, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on December 16th, 2024 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

Charles Fine, Esq.
One John Street Suite 204
Babylon, NY 11702
Attorney for Defendant Lazaro Aguilera

Charles Fine, Esq.
One John Street Suite 204
Babylon, NY 11702
Attorney for Defendant Ida Cruz

New York State Department of Taxation and Finance
W.A. Harriman State Campus, Building 9
Albany, New York 12227

New York City Parking Violations Bureau
100 Church Street
New York, New York 10007

New York City Environmental Control Board
100 Church Street
New York , New York 10007

AMANDA JACQUES
145 Chestnut Street
Brooklyn, New York 11208

ELANIE JACQUES
145 Chestnut Street
Brooklyn, New York 11208

CARLOS SANCHEZ
145 Chestnut Street
Brooklyn, New York 11208

ELSA MADERO
145 Chestnut Street
Brooklyn, New York 11208

ANGEL SANCHEZ
145 Chestnut Street
Brooklyn, New York 11208


MIGUEL BAUTISTA
145 Chestnut Street
Brooklyn, New York 11208

CHARRA BAUTISTA
145 Chestnut Street
Brooklyn, New York 11208

JORGE BAUTISTA
145 Chestnut Street
Brooklyn, New York 11208

Steven Baker
2615 E 63rd St, Apt 2
Brooklyn, NY 11234
Court Appointed Referee

Dated: December 16, 2024



Ian Berman

Index No. 503768/2015

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS**

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR INDYMAC MORTGAGE LOAN TRUST
2006-1, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES INDB 2006-1,

PLAINTIFF,

-AGAINST-

LAZARO AGUILERA; IDA CRUZ; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE; NEW
YORK CITY PARKING VIOLATIONS BUREAU; NEW
YORK CITY ENVIRONMENTAL CONTROL BOARD;
AMANDA JACQUES; ELANIE JACQUES; CARLOS
SANCHEZ; ELSA MADERO; ANGEL SANCHEZ; MIGUEL
BAUTISTA; CHARRA BAUTISTA; JORGE BAUTISTA;

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF
10 Midland Avenue, Suite 205
Port Chester, NY 10573
(914) 636-8900
(914) 636-8901 facsimile
