

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

THE BOARD OF MANAGERS OF THE
REGATTA CONDOMINIUM,

Plaintiff,

-against-

RICHARD DeLUCIA and NEW YORK CITY
PARKING VIOLATIONS BUREAU.

Defendants.

Index No: 150524/17

NOTICE OF FORECLOSURE
SALE

PLEASE TAKE NOTICE that the within is a true copy of the Notice of Foreclosure Sale in the above-captioned action entered regarding a Foreclosure Sale which is scheduled for October 9, 2024, at 2:15 p.m., in Room 130 of the New York State Supreme Court, New York County, at the courthouse that is located at 60 Centre Street, New York, New York 10007.

Dated: New York, New York
September 9, 2024

BELKIN BURDEN GOLDMAN, LLP
By: /s Jose A. Saladin
Attorneys for Plaintiff
One Grand Central Place
60 East 42nd Street, 16th Floor
New York, New York 10165
(212) 867-4466
jsaladin@bbgllp.com

TO: SCHWARTZ SLADKUS REICH GREENBERG ATLAS LLP
Attorneys for Defendant Richard Delucia
444 Madison Avenue
New York, NY 10022
(212) 743-7000

Elaine Shay, Referee
757 3rd Avenue, 20th Floor
New York, New York 10017
(212) 520-2690

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

NEW YORK STATE SUPREME COURT - COUNTY OF NEW YORK.

THE BOARD OF MANAGERS OF THE REGATTA CONDOMINIUM, Plaintiff -against- RICHARD DELUCIA, et al, Defendant(s). Pursuant to a Judgment of Foreclosure and Sale (the “Judgment”) that is dated April 2, 2024 and which was entered on May 9, 2024, by the New York County Clerk’s Office, I, the undersigned Referee, will sell at public auction in Room 130 of the New York County Courthouse, which is located at 60 Centre Street, New York, New York 10007, on October 9, 2024 at 2:15 p.m., the premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, known as Unit No. 432 in the building known as "The Regatta Condominium" and which is located at 21 South End Avenue, New York, New York 10280 together with an undivided 0.3694% interest in the Common Elements. Block: 16, Lot: 6070.

Said premises known as 21 SOUTH END AVENUE, UNIT 432, NEW YORK, NEW YORK 10280

Approximate amount of foreclosure judgment: \$248,579.81, plus interest and costs, and \$55,832.91 in attorneys’ fees.

Premises will be sold subject to provisions of the filed Judgment and the Terms of Sale.

Index Number 150524/2017.

ELAINE SHAY, ESQ., Referee

Belkin Burden Goldman, LLP

Attorney(s) for Plaintiff

60 East 42nd Street, 16th Floor, New York, New York 10165

{* DAILY NEW2*}

Affidavit of Mailing

SUPREME COURT, STATE OF NEW YORK
COUNTY OF NEW YORK

-----X
THE BOARD OF MANAGERS OF THE REGATTA
CONDOMINIUM, Plaintiff

Index Number 150524/2017

-against-

RICHARD DELUCIA, et al, Defendant(s).

-----X

COUNTY OF SUFFOLK)
STATE OF NEW YORK)

I, John O'Keefe, being duly sworn, deposes and says that I am over eighteen years of age, that I am not a party to this action, and that I reside in Suffolk County, New York. The deponent mailed a true copy NOTICE OF SALE and SERVICE OF NOTICE OF SALE, in a postpaid envelope addressed as listed, by First Class and Certified Mail on September 12th, 2024 and placed in an official depository of the U.S.P.S. in the State of New York, town of Islip.

SCHWARTZ SLADKUS REICH GREENBERG ATLAS LLP
Attorneys for Defendant Richard Delucia
444 Madison Avenue, 6th Floor
New York, New York 10022
#9589 0710 5270 1610 3248 73

Elaine Shay, Referee
757 3rd Avenue, 20th Floor
New York, New York 10017
#9589 0710 5270 1610 3248 80

New York City Parking Violations Bureau, Defendant
100 Church Street
New York, New York 10007
#9589 0710 5270 1610 3248 97

John Doe
21 South End Avenue, Unit #432
New York, NY 10280
#9589 0710 5270 1610 3249 03

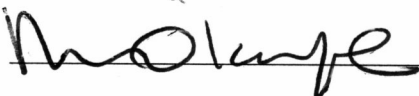
Jane Doe
21 South End Avenue, Unit #432
New York, NY 10280
#9589 0710 5270 1610 3249 10

Pinnacle Court Service, 49 Andrew Ave, Islip Terrace, NY 11752, 631.804-7716, PinnacleCourt.com

Affidavit of Mailing

RICHARD DELUCIA
21 South End Avenue, Unit #432
New York, NY 10280
#9589 0710 5270 1610 3249 27

As sworn to me on this
12th Day of September, 2024



Notary

MARCIA O'KEEFE
NOTARY PUBLIC OF THE STATE OF NEW YORK
No. 01OK6230423
Qualified in Suffolk County
My commission ends Nov. 01, 2026


John O'Keefe

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