

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

- - - - - x

THE PARKCHESTER SOUTH CONDOMINIUM, INC.,
on behalf of its unit owners of the
Parkchester South Condominium,

INDEX NO. 812228/2023E

Plaintiff,

NOTICE OF SALE

- against -

ROBYN R. BROWNE, et. al.,

Defendants.

- - - - - x

Pursuant to a Judgment dated December 3, 2024, I will sell at public auction on April 14, 2025, at 2:15 p.m. in Room 711 of the Bronx County Courthouse, 851 Grand Concourse, Bronx, New York, the Condominium unit in the Parkchester South Condominium known as apartment 7B, in the building known as E-6 a/k/a 60, and by street address 2075 St. Raymond Avenue, Bronx, New York, and designated as Tax Lot 3632 in Block 3943 of Section 15 on the tax map of the Borough of Bronx, together with an undivided .0103 percent interest in the common elements of the Parkchester South Condominium.

The amount due under the Judgment is \$21,747.79, with interest, costs, etc. Sale subject to terms of sale and provisions of the Judgment herein, including subject to a prior mortgage of record held by US Bank Trust N.A., as Trustee, in the original principal sum of \$99,414.70 with interest. Index No. 812228/2023E.

MICHAEL PONTONE ESQ., Referee

ROBERT R. LAROCCA LAW PLLC
Attorneys for Plaintiff
505 White Plains Road, Suite 110
Tarrytown, NY 10591
(914) 591-7722

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

PARKCHESTER SOUTH CONDOMINIUM INC.,
on behalf of the Unit Owners of
the Parkchester South Condominium,

INDEX NO.
812228/2023E

Plaintiff,

-against -

AFFIRMATION OF
SERVICE

ROBYN R. BROWNE, et. al.

Defendants.

- - - - -x

STATE OF NEW YORK)
) ss.:
COUNTY OF WESTCHESTER)

ROBERT R. LaROCCA, an attorney duly licensed to practice
law in the State of New York, affirms under the penalty of
perjury:

1. I am a member of the firm of ROBERT R. LAROCCHA LAW
PLLC the attorneys for the Plaintiff in the above-entitled
action, with offices at 505 White Plains Road - Suite 110,
Tarrytown, New York 10591. I am not a party to this action and
am over 18 years of age. On March 13, 2025 I served a true copy
of the annexed NOTICE OF SALE in the following manner: By
mailing the same in a sealed envelope, with postage prepaid
thereon, in a post office or official depository of the U.S.
Postal Service within the State of New York, addressed to the
last known address of the defendants/addressees as indicated
below:


ROBYN R. BROWNE
2075 St. Raymond Avenue #7B
Bronx NY 10462

MS. BROWNE
2075 St. Raymond Avenue #7B
Bronx NY 10462

MICHAEL PONTONE, ESQ.
388 Bridge Street #36G
Brooklyn, New York 11201

Bronx Supreme Court
Ex-Parte Office - Room 216
851 Grand Concourse
Bronx, New York 10451

Affirmed: March 13, 2025
Tarrytown, New York



ROBERT R. LAROCCA

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

THE PARKCHESTER SOUTH CONDOMINIUM INC.,
on behalf of the Unit Owners of
the Parkchester South Condominium,

Plaintiff,

ROBYN R. BROWNE, et. al.,

Defendants.

NOTICE OF SALE

Receipt of the within affirmation acknowledged
, 2022

Robert R. LaRocca, Esq.
Attorney for Plaintiff,
Parkchester South Condominium Inc.

ROBERT R. LARocca LAW PLLC
Attorneys for Plaintiff,
The Parkchester South Condominium Inc.

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