

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR  
MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2007-1,  
Plaintiff,

Against

MARJORIE JEFFERSON-DALTON; MARYBETH COLBY-DALTON AS  
ADMINISTRATOR TO THE ESTATE OF CHARLES DALTON; et al,  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/21/2024, I, the undersigned  
Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY  
10301, on 3/6/2025 at 10:00AM, premises known as 64 Watchogue Road, Staten Island, New  
York 10314, 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 Staten Island, County of Richmond, City of  
New York.

Block 458 Lot 78

The approximate amount of the current Judgment lien is \$824,479.74 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 130040/2013

Eric Nelson, Esq., Referee.

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

Dated: 1/16/2025 File Number: 17-300360 MB

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

-----X  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST,  
SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-1,  
Plaintiff,

INDEX NO: 130040/2013

-against-

MARJORIE JEFFERSON-DALTON  
MARYBETH COLBY-DALTON AS ADMINISTRATOR TO  
THE ESTATE OF CHARLES DALTON  
NEW YORK CITY PARKING VIOLATIONS BUREAU  
NEW YORK STATE DEPARTMENT OF TAXATION AND  
FINANCE  
UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE  
SERVICE  
ALEXIS DALTON A/K/A ALEXIS R. DALTON AS AN HEIR  
TO THE ESTATE OF CHARLES DALTON  
CHERYL DALTON A/K/A CHERYL D. DALTON A/K/A  
CHERYL DANIELLE DALTON AS AN HEIR TO THE ESTATE  
OF CHARLES DALTON  
RAMON AROYO

AFFIRMATION OF SERVICE

Defendant.

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

I, Ian Berman affirm this 5<sup>th</sup> day of February 2025, 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 February 5<sup>th</sup>, 2025 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:

Marjorie Jefferson-Dalton  
64 Watchogue Road  
Staten Island, New York 10314

Marybeth Colby-Dalton as Administrator to the Estate of Charles Dalton  
5 Summit Avenue  
Harriman, New York 10926

BERNARD JAMES TORDESILLAS  
NYC DEPARTMENT OF FINANCE  
*Attorney for New York City Parking Violations Bureau*  
375 Pearl Street 30th Floor, New York, NY 10038

New York State Department of Taxation and Finance  
120 Broadway 24th Floor  
New York, New York 10271

Beth P. Schwartz, Esq.  
*Attorney for United States of America O/B/O Internal Revenue Services*  
271 Cadman Plaza East  
Brooklyn, New York 11201


Alexis Dalton a/k/a Alexis R. Dalton as an Heir to the Estate of Charles Dalton  
3272 Radio Drive  
Bronx, New York 10465

Cheryl Dalton a/k/a Cheryl D. Dalton a/k/a Cheryl Danielle Dalton as an Heir to the Estate of Charles Dalton  
852 Edison Avenue, 3F  
Bronx, New York 10465

Ramon Aroyo  
64 Watchogue Rd  
Staten Island, New York 10314

Eric Nelson, Esq.  
54 Florence Street  
Staten Island, New York 10308  
***Court Appointed Referee***

Dated: February 5, 2025

  
\_\_\_\_\_  
Ian Berman

**Index No. 130040/2013**

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

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TRUSTEE FOR NOVASTAR MORTGAGE FUNDING  
TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES, SERIES 2007-1,

**PLAINTIFF,**

**-AGAINST-**

MARJORIE JEFFERSON-DALTON  
MARYBETH COLBY-DALTON AS ADMINISTRATOR TO  
THE ESTATE OF CHARLES DALTON  
NEW YORK CITY PARKING VIOLATIONS BUREAU  
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CHERYL DANIELLE DALTON AS AN HEIR TO THE  
ESTATE OF CHARLES DALTON  
RAMON AROYO

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile