

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER THE
POOLING AND SERVCIING AGREEMENT RELATING TO IMPAC SECURED ASSETS
CORP., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1,

Plaintiff,

Against

MARGARET BECKFORD, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/22/2023, 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 11/7/2024 at 2:30PM, premises known as 399 Sterling Place, Brooklyn, New York 11238, 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 1166 Lot 80

The approximate amount of the current Judgment lien is \$1,843,834.68 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 515553/2015

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.

Lawrence W. Schreier, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 8/14/24 File Number: 560-5254 SH

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

-----X
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT RELATING TO IMPAC SECURED
ASSETS CORP., MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-1,

Plaintiff
-against-

INDEX NO: 515553/2015

AFFIRMATION OF SERVICE

MARGARET BECKFORD,
COLORADO CAPITAL INVESTMENTS, INC.,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
NATHAN KYRSTA,
CHRISTINA SADOWSKI,
PAUL LOCKHART,
MATTHEW FASS,
JENNIFER MCGOWAN,
JEFFREY HOLLANDER,

Defendants.
-----X

STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 7th day of October 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 October 7th, 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:

Narissa A. Joseph
305 Broadway, Ste. 101
New York, NY 10007
Attorneys for Defendant Margaret Beckford

Nathan Kyrsta
399 Sterling Place, Apt 1
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Paul Lockhart
399 Sterling Place, Apt 2
Brooklyn, New York 11238

Matthew Fass
399 Sterling Place, Apt 4
Brooklyn, New York 11238

Jennifer McGowan
399 Sterling Place, Apt 5
Brooklyn, New York 11238

Jeffrey Hollander
399 Sterling Place, Apt 3
Brooklyn, New York 11238

Lawrence Schreier, Esq.
805 Kings Highway
Floor 2
Brooklyn, NY 11223
Court Appointed Referee

Dated: October 7, 2024



Ian Berman

Index No. 515553/2015

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT RELATING TO IMPAC SECURED ASSETS
CORP., MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-1,

PLAINTIFF,

-AGAINST-

MARGARET BECKFORD,
COLORADO CAPITAL INVESTMENTS, INC.,
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE,
NATHAN KYRSTA,
CHRISTINA SADOWSKI,
PAUL LOCKHART,
MATTHEW FASS,
JENNIFER MCGOWAN,
JEFFREY HOLLANDER,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

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