

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

SUN WEST MORTGAGE COMPANY, INC.,

Plaintiff,

Against

KEITHLEY N. ROBERTS AS HEIR TO THE ESTATE OF CELESTIA ROBERTS, PRINCE
DION ROBERTS AS HEIR TO THE ESTATE OF CELESTIA ROBERTS, et al.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/22/2023, 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 1/9/2025 at 2:30PM, premises known as 405 Bradford Street, Brooklyn, New York 11207, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, being In the Borough of Brooklyn, County Of Kings, City and State Of New York.

Block 3776 Lot 11

The approximate amount of the current Judgment lien is \$953,885.57 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 510171/2015

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.

Justin Greenspan, Esq., Referee.

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

Dated: 11/08/2024 File Number: 16-302297 mbayram

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF KINGS-----X
SUNWEST MORTGAGE COMPANY, INC.,

Plaintiff,

INDEX NO: 510171/2015

-against-

KEITHLEY N. ROBERTS AS HEIR TO THE ESTATE OF
CELESTIA ROBERTS ,
PRINCE DION ROBERTS AS HEIR TO THE ESTATE OF
CELESTIA ROBERTS ,
DEPARTMENT OF HOUSING AND PRESERVATION AND
DEVELOPMENT OF THE CITY OF NEW YORK,
THE PUBLIC ADMINISTRATOR OF KINGS COUNTY AS
ADMINISTRATOR OF THE ESTATE OF CELESTIA
ROBERTS,
SECRETARY OF HOUSING AND URBAN DEVELOPMENT ,
CHAMPION MORTGAGE CO., INC. ,
DELTA FUNDING CORPORATION ,
STATE FINANCIAL ACCEPTANCE CORP.,
DEPARTMENT OF HOUSING AND PRESERVATION AND
DEVELOPMENT OF THE CITY OF NEW YOORK ,
CITY OF NEW YORK ENVIROMENTAL CONTROL BOARD,
CITY OF NEW YORK DEPARTMENT OF TRANSPORTATION
PARKING VIOLATIONS BUREAU,
INTERNAL REVENUE SERVICE - UNITED STATES OF
AMERICA,
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE - TAX COMPLIANCE DIVISION-C.O.-ATC,
JOHN DOE,
JANE DOE,

Defendants.

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

I, Ian Berman affirm this 9th 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 9th, 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:

Keithley N. Roberts as Heir to the Estate of Celestia Roberts
3320 Avenue H Apt 5N
Brooklyn, New York 11210

Prince Dion Roberts as Heir to the Estate of Celestia Roberts
141 Autumn Avenue #1
Brooklyn, New York 11208

Joy Tolulope Anakhu
New York City Law Department
100 Church St Fl 3
New York, NY 10007
Attorney for Department of Housing and Preservation and Development of the City of New York

Charles G. Fiore
Counsel for The Public Administrator of Kings County as Administrator of the Estate of Celestia Roberts
Lewis & Fiore, Esqs.
225 Broadway, Suite 3300
New York, New York 10007

Secretary of Housing and Urban Development
271 Cadman Plaza
East Brooklyn, New York 11201

Champion Mortgage CO., Inc.
One Commerce Plaza
99 Washington Boulevard
Albany, New York 12231

Delta Funding Corporation
One Commerce Plaza
99 Washington Boulevard
Albany, New York 12231

State Financial Acceptance Corp.
One Commerce Plaza
99 Washington Boulevard
Albany, New York 12231

Zachary W. Carter
Counsel for Department of Housing and Preservation and Development of the city of New York
Corporation Counsel of the City of New York
100 Church Street
Room 3-106
New York, New York 10007

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

City of New York Department of Transportation Parking Violations Bureau
100 Church Street, 1st Floor
New York, New York 10007

Beth P. Schwartz
Counsel for Internal Revenue Service - United States of America
U.S Attorney Eastern District of New York
271 Cadman Plaza East
Brooklyn, New York 11201

New York State Department of Taxation and Finance - Tax Compliance Division-C.O.-ATC
W.A. Harriman Campus
Building 9
Albany, New York 12227

John Doe
405 Bradford Street
Brooklyn, New York 11207

Jane Doe
405 Bradford Street
Brooklyn, New York 11207

Justin Greenspan, Esq.
135 W. 79th Street, Apt 7A
New York, NY 10024
Court Appointed Referee

Dated: December 7, 2024



Ian Berman

Index No. 510171/2015

SUPREME COURT OF THE STATE OF NEW YORK
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SUNWEST MORTGAGE COMPANY, INC.,

PLAINTIFF,

-AGAINST-

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INTERNAL REVENUE SERVICE - UNITED STATES OF AMERICA,
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE -
TAX COMPLIANCE DIVISION-C.O.-ATC,
JOHN DOE,
JANE DOE,

DEFENDANTS.

NOTICE OF SALE

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(914) 636-8901 facsimile
