

NOTICE OF SALE

SUPREME COURT. KINGS COUNTY. WILMINGTON SAVINGS FUND SOCIETY, FSB DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13BTT, Pltf., vs. FELICIA NILES, et al Deft. Index #509643/2014. Pursuant to judgment of foreclosure and sale entered January 28, 2019, I will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, NY on October 10, 2024 at 2:30 p.m. prem. k/a 1121 East 72nd Street, Unit 14, Brooklyn, NY 11234 a/k/a Block 08350, Lot 1015. The real property above described is a Unit shown on the plans of a Condominium prepared and certified by DiFore and Giacobbe, Registered Architects, and filed in the Office of the Register of the City of New York, Kings County, on the 6th day of November, 1985, as Map No. C-40, as defined in the Declaration of Condominium, entitled Georgetown Village Condominium, made by Georgetown Village, Inc. under Article 9-B of the New York Real Property Law dated August 16, 1985, and recorded in the Office of the Register of the City of New York, Kings County, on the 6th day of November, 1985, in Reel 1718 at Page 1107. Situate and being part of Condominium in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Unit No. 14, together with a .9080% percent undivided interest in the Common Elements of the Condominium hereinafter described as the same is defined in the Declaration of Condominium hereinafter referred to. Approximate amount of judgment is \$563,110.86 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. PHILIP KAMARAS, Referee. HILL WALLACK LLP, Attys. for Pltf., 261 Madison Avenue, 9th Floor, Ste. 940-941, New York, NY. File No. 20292-1356 #101751

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA TRUST,
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR BCAT 2015-13BTT

INDEX NO.: 509643/2014

AFFIDAVIT OF SERVICE

Plaintiff,

-against-

FELICIA NILES, DANIEL RIVERA, NEW YORK
CITY PARKING VIOLATIONS BUREAU, NEW
YORK CITY TRANSIT ADJUDICATION
BUREAU, BELLEVUE HOSPITAL CENTER,
CAPITAL ONE BANK USA NA, CRIMINAL
COURT OF THE CITY OF NEW YORK, KINGS
SUPREME COURT, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,
NEW YORK SUPREME COURT, BOARD OF
MANAGERS FOR GEORGETOWN VILLAGE
CONDOMINIUM, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, ISAAC
POTET

Defendants.

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

Olivia Dolbec, being duly sworn, deposes and says the following is true under penalty of perjury:

I am over 18 years of age, and I am not a party to this action.

On September 12, 2024, I served a copy of the annexed **Notice of Sale** by depositing a true copy of same enclosed in a first-class postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Services within the State of New York separately addressed to each of the following parties:

SEAN H. ROONEY, ESQ.
ATTORNEY FOR DEFENDANTS
FELICIA NILES and DANIEL RIVERA
26 Court Street, Suite 1816
Brooklyn, New York 11242

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

BELLEVUE HOSPITAL CENTER
462 1ST AVENUE
NEW YORK, NY 10016

CAPITAL ONE BANK USA NA
290 MAIN STREET
ISLIP, NY 11751

CRIMINAL COURT OF THE CITY OF NEW YORK
25 BEAVER STREET, 11TH FL
NEW YORK, NY 10004

KINGS SUPREME COURT
25 BEAVER STREET, 11TH FL
NEW YORK, NY 10004

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN CAMPUS
ALBANY, NY 12227

NEW YORK SUPREME COURT
25 BEAVER STREET, 11TH FL
NEW YORK, NY 10004

BOARD OF MANAGERS FOR GEORGETOWN VILLAGE CONDOMINIUM
80 STATE STREET
ALABNY, NY 12207

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

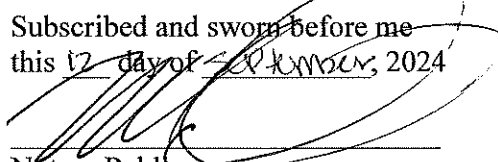
ISACC POTET
1121 EAST 72ND STREET
BROOKLYN, NY 11234

PHILIP KAMARAS- As Referee
225 BROADWAY, SUITE 1900,
NEW YORK NY 10007

OCCUPANTS
1121 EAST 72ND STREET, UNIT #14
BROOKLYN NY 11234



Olivia Dolbec

Subscribed and sworn before me
this 12 day of SEPTEMBER, 2024


Notary Public

Michael C. Manniello
Notary Public, State of New York
Reg. No. 02MA4941349
Qualified in SUFFOLK County
Commission Expires August 1, 2026