

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

- - - - - x

BOARD OF MANAGERS OF THE PARKCHESTER NORTH  
CONDOMINIUM, on behalf of the unit owners      INDEX NO. 804960/2023E  
of the Parkchester North Condominium,

Plaintiff,      **NOTICE OF SALE**

- against -

JAMES DUCKETT, et. al.,

Defendants.

- - - - - x

Pursuant to Judgment dated October 11, 2024, I will sell at public auction on February 10, 2025 at 2:15 p.m. at Courtroom 711 of the Supreme Court, Bronx County, 851 Grand Concourse, Bronx, New York, the Condominium unit in the Parkchester North Condominium known as apartment 1G in the building known as N-4 a/k/a 99, and by street address 1946 East Tremont Avenue, Bronx, New York, and designated as Tax Lot 1872 in Block 3944 of Section 15 on the tax map of the Borough of Bronx, together with an undivided .0204 percent interest in the common elements of the Parkchester North Condominium.

The amount due under the Judgment is \$19,750.65, 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 HOME OWNERS FUNDING CORP. OF AMERICA in the original principal sum of \$10,848.00, with interest thereon.

Index No. 804960/2023E.

\_\_\_\_\_  
ANTHONY DECAROLIS ESQ., Referee

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

SUPREME COURT OF THE STATE OF NEW YORK  
COUTNY OF BRONX

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BOARD OF MANAGERS OF THE PARKCHESTER NORTH  
CONDOMINIUM, on behalf of the Unit Owners  
of the Parkchester North Condominium,

INDEX NO.  
804960/2023E

Plaintiff,

-against -

**AFFIRMATION OF  
SERVICE**

JAMES DUCKETT, 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. LAROCKA 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 January 10, 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:

JAMES DUCKETT  
64 Marian Avenue  
Mount Vernon, NY 10552

THE PEOPLE OF THE STATE OF NEW YORK  
Justice Building - The Capitol  
Albany, New York 12224

THE UNITED STATES OF AMERICA  
Damian Williams, United States Attorney  
for the Southern District of New York  
86 Chambers Street  
New York, New York 10007  
Attn: John Gura  
Asst. U.S. Attorney


TIFFANI T. DUCKETT-TUCKER,  
1946 East Tremont Avenue #1G  
Bronx NY 10462

MR. DUCKETT  
1946 East Tremont Avenue #1G  
Bronx NY 10462

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

ANTHOHY DECAROLIS  
53 East Main Street  
Oyster Bay, New York 11771  
Referee

Affirmed: January 10, 2025  
Tarrytown, New York



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ROBERT R. LaROCCA

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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BOARD OF MANAGERS PARKCHESTER NORTH CONDOMINIUM,  
on behalf of the Unit Owners of  
the Parkchester North Condominium,

Plaintiff,

JAMES DUCKETT, et. al.

Defendants.

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NOTICE OF SALE

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Receipt of the within affirmation acknowledged  
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Robert R. LaRocca, Esq.  
Attorney for Plaintiff,  
Parkchester North Condominium Inc.

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ROBERT R. LARocca LAW PLLC  
Attorneys for Plaintiff,  
Board of Managers Parkchester North Condominium

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Tarrytown, N.Y. 10591  
(914) 591 7722