

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, BANK OF AMERICA, N.A., Plaintiff, vs. CHARLES A. ROBINSON, AS EXECUTOR OF THE ESTATE OF NEIDE ROBINSON A/K/A NEIDE S. ROBINSON F/K/A NEIDE SILVA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 6, 2024, I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201, on November 7, 2024, at 2:30 PM, premises known as 1231 MADISON STREET, BROOKLYN, NY 11221. 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: 3361, Lot: 57. Approximate amount of judgment is \$827,523.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 15572/2013.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee. **All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term Website:**<https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalforeclosure>

CASSANDRA HYPPOLITE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Intracoastal Abstract Co., Inc.

Search No.:
State NEW YORK
Town/City: Brooklyn
County Kings
Tax Designation Block 3361 Lot 57
Street No.: 1231 Madison Street, Brooklyn, N.Y.

**SCHEDULE A
DESCRIPTION OF PREMISES**

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, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Madison Street, 116 feet with the northeasterly side from the corner formed by the intersection of the northeasterly side of Madison Street with the northeasterly side of Hamburg Avenue;

RUNNING THENCE northerly along the northerly side of Madison Street, 18 feet;

THENCE northwesterly parallel with Hamburg Avenue and part of the distant through a party wall, 100 feet;

THENCE southerly parallel with Madison Street, 18 feet;

THENCE southeasterly parallel with Madison Street, 18 feet and part of a distance through a party wall, 100 feet to the northwesterly side of Madison Street or the point or place of BEGINNING.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

$$\text{-----} X$$

BANK OF AMERICA, N.A.

Plaintiff(s),

Index No.: 15572/2013

-against-

CHARLES A. ROBINSON, AS EXECUTOR OF THE
ESTATE OF NEIDE ROBINSON A/K/A NEIDE S.
ROBINSON F/K/A NEIDE SILVA, et al

AFFIDAVIT OF SERVICE

Defendant(s):

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

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On October 7th, 2024, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

JOSE VILLAR
1231 MADISON STREET
BROOKLYN, NY 11221

MARIA ROSA PICHARDO
1231 MADISON STREET
BROOKLYN, NY 11221

GREENPOINT MORTGAGE FUNDINGS INC.
C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

ATLANTIC CREDIT FINANCE INC. AS ASSIGNEE OF HOUSEHOLD BANK
C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK
99 WASHINGTON AVENUE
ALBANY, NY 12231

MIDLAND FUNDING LLC
16 MELELAND ROAD, SUITE 101
ST. CLOUD, MN 56303

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

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE
271 CADMAN PLAZA, 7TH FLOOR
BROOKLYN, NY 11201

CHRISTINA PICHARDO
1231 MADISON STREET
BROOKLYN, NY 11221

MIGUEL PICHARDO
1231 MADISON STREET
BROOKLYN, NY 11221

ANGEL PICHARDO
1231 MADISON STREET
BROOKLYN, NY 11221

ROGER A. LEVY, ESQ.
LEVY & NAU, P.C.
ATTORNEY FOR DEFENDANTS
MARIA PICHARDO AND JOSE VILLAR
854 FULTON STREET
BROOKLYN, NY 11238

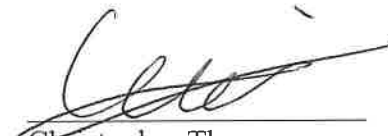
CHARLES A. ROBINSON, ESQ.
ATTORNEY FOR DEFENDANT
CHARLES A. ROBINSON, AS EXECUTOR OF THE ESTATE OF NEIDE ROBINSON
A/K/A NEIDE S. ROBINSON F/K/A NEIDE SILVA
209 4TH STREET NORTH UNIT B
BRIGANTINE, NJ 08203

FIDELITY NATIONAL LAW GROUP
JOYCE A. DAVIS. ESQ
CO-COUNSEL FOR PLAINTIFF
350 FIFTH AVENUE, SUITE 3000
NEW YORK, NY 10118

CASSANDRA HYPPOLITE, ESQ.
REFEREE
300 CADMAN PLZ W, FLOOR 12
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
1231 MADISON STREET
BROOKLYN, NY 11221

KINGS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
360 ADAMS STREET
BROOKLYN, NY 11201


Christopher Then

Sworn to before me on this 7th day

of October, 2024


NOTARY PUBLIC

