

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

Wilmington Savings Fund Society, FSB, D/B/A  
 Christiana Trust as Trustee for PNPMS Trust I,

**Index No. 22652/2009**

Plaintiff,

-against-

# NOTICE OF SALE

Home & Property Works, LLC; Continmortgage Corporation; New York City Department of Finance, New York City Environmental Control Board; New York City Parking Violations Bureau; New York City Transit Adjudication Bureau; People of the State of New York; Dwight Bunsie; Kerry Annlee; Valerie Bunsie,

Defendants.

**PLEASE TAKE FURTHER NOTICE**, that on **September 19, 2024 at 2:30pm** at the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 the premises commonly known as 953 East 46<sup>th</sup> Street, Brooklyn, NY 11203 will be sold at auction under the supervision of referee Jeffrey Schwartz, Esq. Annexed hereto as **Exhibit A** is the Notice of Sale.

**Dated: August 23, 2024**  
**Old Brookville, New York**

**THE FRANK LAW FIRM P.C.**  
*Counsel for Plaintiff*

By:                     /s/                      
       Thomas J. Frank, Esq.  
 333 Glen Head Road, Suite 145  
 Old Brookville, New York 11545  
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TO:

Kenneth B. Schwartz, Esq.

**THE SHWARTZ LAW GROUP, P.C.**

*Attorney for Home & Property Works, LLC and Estate of Armando Guillermo Blasse, Sr.*

326 Broadway, Suite 203

Bethpage, NY 11714

Contimortgage Corporation

149 Witmer Road

Horsham, PA 19044

New York City Department of Finance

100 Church Street, 1st Floor

New York, NY 10007

New York City Environmental Control Board

100 Church Street, 1st Floor

New York, NY 10007

New York City Parking Violations Bureau

100 Church Street, 1st Floor

New York, NY 10007

New York City Transit Adjudication Bureau

100 Church Street, 1st Floor

New York, NY 10007

People of the State of New York

300 Motor Parkway, Suite 125

Hauppauge, NY 11788

Dwight Bunsie

953 East 46th Street

Brooklyn, NY 11203

Kerry Annlee

953 East 46th Street

Brooklyn, NY 11203

Valerie Bunsie

953 East 46th Street

Brooklyn, NY 11203

Jeffrey Schwartz, Esq., as referee  
62 Waldorf Court  
Brooklyn, NY 11230

Brent Allan Chapman  
**GILDIN CHAPMAN LEGAL SERVICES PLLC**  
199 2nd Street  
Mineola, New York 11501  
***Served via NYSCEF***

# EXHIBIT A

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST AS  
TRUSTEE FOR PNPMS TRUST 1,

Plaintiff,

Against

HOME & PROPERTY WORKS LLC, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/03/2023, 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 9/19/2024 at 2:30PM, premises known as 953 East 46th Street, Brooklyn, NY 11203, 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 4993 Lot 57

The approximate amount of the current Judgment lien is \$954,461.97 plus interest and costs.

The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 22652/2009

Jeffery Schwartz, Esq., Referee.

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.

THE FRANK LAW FIRM P.C., 333 GLEN HEAD ROAD, SUITE 145, OLD BROOKVILLE, NY 11545

Dated: 7/19/24 File Number: 46376.00462 SH

Index No.: 22652/2009

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGSWilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Trustee  
for PNPMS Trust I,

Plaintiff,

-against-

Home & Property Works, LLC; Contimortgage Corporation; New York City  
Department of Finance; New York City Environmental Control Board; New  
York City Parking Violations Bureau; New York City Transit Adjudication  
Bureau; People of the State of New York; Dwight Bunsie; Kerry Annlee;  
Valerie Bunsie,

Defendants.

**NOTICE OF SALE****THE FRANK LAW FIRM P.C.***Counsel for Plaintiff*

333 Glen Head Road, Suite 145

Old Brookville, New York 11545

Office: (516) 246-5577

Fax: (516) 246-5597 (For court use only)

Pursuant to 22 N.Y.C.R.R. § 130-1.1a:

THOMAS J. FRANK, ESQ.*Due and timely service is hereby admitted.**New York, N.Y. ...., 2024.**..... Esq.**Attorney for.....*