

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

HETRI TOTARAM

X

Plaintiff,

-against-

DEBBIE GIBSON, CACHE LLC, NEW YORK CITY
PARKING VIOLATIONS and EVELYN HILL,

Defendants.

X

Index No: 380033/2015E
Date Filed: 04/1/2015

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale duly entered February 13, 2019; the Amended Order of Judgment of Foreclosure and Sale entered August 14, 2024; the Order entered January 23, 2025 appointing Successor Referee, Leticia Arzu, Esq. for the purpose of performing all of the duties and responsibilities of the Referee which are set forth in the Judgment of Foreclosure and Sale, including but not limited to selling the mortgaged premises at foreclosure sale in accordance with the terms of the Judgment of Foreclosure and Sale, Amended Judgment of Foreclosure and Sale and Auction Rules for the Twelfth Judicial District, I, Leticia Arzu, Esq., will sell at the Bronx County Courthouse, Courtroom 711, 851 Grand Concourse, Bronx, New York 10451 on Monday, the 9th day of June, 2025 at 2:15 P.M., the premises described in said judgment, premises known as 3006 Wickham Avenue, Bronx, New York 10469 (Borough and County of Bronx, City and State of New York), as one parcel.

ALL that certain plot piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City of New York, State of New York, and known on the official tax map of said municipality as Block 4775, Lot 135.

Approximate amount of lien is **\$486,395.99** plus interest, real estate tax advances, fees and other costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No.: 380033/2015E

Dated: April 30, 2025

Leticia Arzu, Esq., Referee

Robinowitz Cohlan Dubow & Doherty LLP
199 Main Street, Suite 500
White Plains, NY 10601
914-949-2826

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

X

HETRI TOTARAM,

Index No: 380033/2015E

Plaintiff,

**AFFIRMATION OF
SERVICE**

-against-

DEBBIE GIBSON, CACH LLC, NEW YORK CITY
PARKING VIOLATIONS and EVELYN HILL,

Defendants.

X

THOMAS L. MONTAGNINO, an attorney duly admitted to practice law before the Courts of the State of New York, affirms the following statements to be true under penalty of perjury:

I am over the age of 18 years, am not a party to the above-captioned action and maintain an office for the practice of law at White Plains, New York.

On May 1, 2025, I served a true copy of the attached:

**NOTICE OF SALE (corrected with cover letter) dated April 30, 2025
And containing June 9, 2025 sale date**

Upon the following persons/parties as designated below (all defendants) by mailing same by First Class Mail in a sealed envelope, with postage prepaid thereof, in a post office or official depository of the US Postal Service within the State of NY, addressed to the last known address of the addressee and filing the same with the Bronx County Clerk's Court Docket for the instant matter as indicated below (with courtesy copies by E-mail to counsel as designated below):

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Evelyn Hill
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Cache, LLC c/o CT Corporation System
111 Eighth Avenue
New York, New York 10011

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c/o Corporation Counsel of the City of New
York
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Leonard Aloï, Esq.
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Debbie Gibson
2235 Virgil Place
Bronx, NY 10473

Dated: White Plains, New York
May 1, 2025


THOMAS L. MONTAGNINO