

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF BRONX

-----X
MUNICIPAL CREDIT UNION,

Index No: 802289/2022E

Plaintiff.

NOTICE OF SALE

-against-

KIM THOMAS A/K/A KIM WHITE A/K/A
KIM WHITE THOMAS AS EXECUTRIX OF
THE ESTATE OF EDWARD WATKINS A/K/A
EDWARD A. WATKINS A/K/A EDWARD
ANTHONY WATKINS, BOARD OF
MANAGERS OF BOATYARD
CONDOMINIUM, CRIMINAL COURT OF
THE CITY OF NEW YORK,
BRONX SUPREME COURT,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
UNITED STATES OF AMERICA O/B/O
INTERNAL REVENUE SERVICE,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 18 Landing

Way, Unit#46, Bronx, New York 10464 in BRONX County.

McCABE, WEISBERG & CONWAY, LLC

Dated: May 15, 2025
Melville, NY

By: 
GEORGE FRANKE, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:

Kim Thomas, Individually And As Executrix Of The Estate Of Edward Watkins A/K/A Edward A. Watkins A/K/A Edward Anthony Watkin
2763 Morris Avenue Apt. 306
Bronx, New York 10468

Kim Thomas, Individually And As Executrix Of The Estate Of Edward Watkins A/K/A Edward A. Watkins A/K/A Edward Anthony Watkin
550 Olinville Avenue Apt. 15H
Bronx, New York 10467

Derek Watkins
2550 Olinville Avenue Apt. 15E
Bronx, New York 10467

Edward Watkins Jr.
108 Palmetto Park Circle
Columbia, SC 29229

Matthew D. Schwarz, Esq.
Attorney for Board of Managers of the Boatyard Condominium
Geist Schwarz & Jellinek
4 Westchester Park Drive, Suite 100
White Plains, New York 10604
Via NYSCEF

John E. Gura, Jr., Esq.
Attorney for United States Of America O/B/O Internal Revenue Service
86 Chambers Street
New York, New York 10007
Via NYSCEF

Criminal Court of the City of New York
851 Grand Concourse
Bronx, New York 10451

Bronx Supreme Court
851 Grand Concourse
Bronx, New York 10451
Via NYSCEF

New York State Department of Taxation and Finance
W A Harriman Campus, Building 9
Albany, New York 12227

New York City Environmental Control Board

100 Church Street
New York, New York 10007

New York City Parking Violations Bureau
100 Church Street
New York, New York 10007

Letica Arzu, Esq.
Court Appointed Referee
The Bozeman Law Firm PLLC 200 Mamaroneck Ave # 500
White Plains, New York 10601

NOTICE OF SALE
SUPREME COURT - COUNTY OF BRONX

MUNICIPAL CREDIT UNION

Plaintiff,

Against

KIM THOMAS A/K/A KIM WHITE A/K/A KIM WHITE THOMAS AS EXECUTRIX OF
THE ESTATE OF EDWARD WATKINS A/K/A EDWARD A. WATKINS A/K/A EDWARD
ANTHONY WATKINS, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/19/2025, I, the undersigned Referee, will sell at public auction, at 851 Grand Concourse, Courtroom 711, Bronx, N.Y. 10451, on 6/9/2025 at 2:15PM, premises known as 18 Landing Way, Unit #46, Bronx, New York 10464, 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 Condominium Unit (hereinafter referred to as the "Unit ") in the Buildings (hereinafter referred to as the "Buildings") known as the Boatyard Condominium and by the street number 210 Carrol Street, Borough and County of Bronx, City and State of New York. Together with an undivided 1.42857% interest in the Common elements (as such term is defined in the Declaration)

Block 5642 Lot 1046

The approximate amount of the current Judgment lien is \$445,349.17 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 802289/2022E

Leticia Arzu, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester

Dated: 4/7/2025 File Number: 21-300418 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF BRONX

-----X
MUNICIPAL CREDIT UNION,

INDEX NO: 802289/2022E

Plaintiff,

-against-

AFFIRMATION OF SERVICE

KIM THOMAS A/K/A KIM WHITE A/K/A KIM
WHITE THOMAS AS EXECUTRIX OF THE
ESTATE OF EDWARD WATKINS A/K/A EDWARD
A. WATKINS A/K/A EDWARD ANTHONY
WATKINS, BOARD OF MANAGERS OF
BOATYARD CONDOMINIUM, CRIMINAL COURT
OF THE CITY OF NEW YORK,
BRONX SUPREME COURT,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD,
NEW YORK CITY PARKING VIOLATIONS
BUREAU,
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE,

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this ^{15th} day of May 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on May ¹⁵ 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg &

Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

Kim Thomas, Individually And As Executrix Of The Estate Of Edward Watkins A/K/A Edward A. Watkins A/K/A Edward Anthony Watkin
2763 Morris Avenue Apt. 306
Bronx, New York 10468

Kim Thomas, Individually And As Executrix Of The Estate Of Edward Watkins A/K/A Edward A. Watkins A/K/A Edward Anthony Watkin
550 Olinville Avenue Apt. 15H
Bronx, New York 10467

Derek Watkins
2550 Olinville Avenue Apt. 15E
Bronx, New York 10467

Edward Watkins Jr.
108 Palmetto Park Circle
Columbia, SC 29229

Matthew D. Schwarz, Esq.
Attorney for Board of Managers of the Boatyard Condominium
Geist Schwarz & Jellinek
4 Westchester Park Drive, Suite 100
White Plains, New York 10604
Via NYSCEF

John E. Gura, Jr., Esq.
Attorney for United States Of America O/B/O Internal Revenue Service
86 Chambers Street
New York, New York 10007
Via NYSCEF

Criminal Court of the City of New York
851 Grand Concourse
Bronx, New York 10451

Bronx Supreme Court
851 Grand Concourse
Bronx, New York 10451
Via NYSCEF

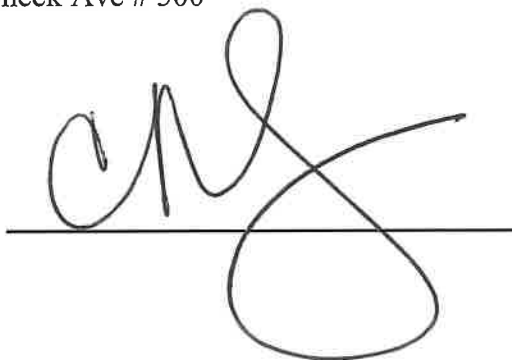
New York State Department of Taxation and Finance
W A Harriman Campus, Building 9
Albany, New York 12227

New York City Environmental Control Board
100 Church Street
New York, New York 10007

New York City Parking Violations Bureau
100 Church Street
New York, New York 10007

Letica Arzu, Esq.
Court Appointed Referee
The Bozeman Law Firm PLLC 200 Mamaroneck Ave # 500
White Plains, New York 10601

Dated: May 15, 2025

A handwritten signature in black ink, appearing to be 'LA', is written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Index No. 802289/2022E

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX**

MUNICIPAL CREDIT UNION,

PLAINTIFF,

-AGAINST-

KIM THOMAS A/K/A KIM WHITE A/K/A KIM WHITE
THOMAS AS EXECUTRIX OF THE ESTATE OF EDWARD
WATKINS A/K/A EDWARD A. WATKINS A/K/A EDWARD
ANTHONY WATKINS, BOARD OF MANAGERS OF
BOATYARD CONDOMINIUM, CRIMINAL COURT OF THE
CITY OF NEW YORK,
BRONX SUPREME COURT,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,
NEW YORK CITY PARKING VIOLATIONS BUREAU,
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile
