

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

DLJ MORTGAGE CAPITAL, INC., Plaintiff

AGAINST

LUIS CONCEPCION, YVETTE ORTIZ, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 20, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on May 1, 2025 at 10:00AM, premises known as 20 Pleasant Valley Avenue, Staten Island, NY 10304. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 622, Lot 99. Approximate amount of judgment \$510,695.55 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135118/2020.

Thomas A. Sipp, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-007994

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

19-007994

Index No. 135118/2020

AFFIRMATION OF SERVICE BY MAIL

DLJ MORTGAGE CAPITAL, INC, Plaintiff

vs.

LUIS CONCEPCION, YVETTE ORTIZ, ET AL., Defendant(s)

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on April 1, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

Thomas Sipp, Esq.

801 Castleton Avenue

Staten Island, NY 10310

Luis Concepcion

20 Pleasant Valley Avenue

Staten Island, NY 10304

Yvette Ortiz

20 Pleasant Valley Avenue

Staten Island, NY 10304

I affirm on, April 1, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Kristen Fantry