

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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BOARD OF MANAGERS OF THE PARKCHESTER NORTH  
CONDOMINIUM, on behalf of the unit owners  
of the Parkchester North Condominium,

INDEX NO. 805435/2023E

Plaintiff,

**NOTICE OF SALE**

- against -

JOANNE R. MERRITT et. al.,

Defendants.

- - - - - x

Pursuant to Judgment dated October 11, 2024, I will sell at public auction on January 13, 2025 at 2:15 p.m. at Courtroom 711 of the Supreme Court, Bronx County, 851 Grand Concourse, Bronx, New York, the Condominium unit in the Parkchester North Condominium known as apartment 6B in the building known as N-2 a/k/a 91, and by street address 1576 Unionport Road, Bronx, New York, and designated as Tax Lot 1520 in Block 3944 of Section 15 on the tax map of the Borough of Bronx, together with an undivided .0293 percent interest in the common elements of the Parkchester North Condominium.

The amount due under the Judgment is \$26,788.70, with interest, costs, etc. Sale subject to terms of sale and provisions of the Judgment herein, including subject to a prior mortgage of record held by ASSOCIATES FINANCIAL SERVICES CO., INC. in the original principal sum of \$20,000.00, with interest thereon.

Index No. 805435/2023E.

\_\_\_\_\_  
LENORE S. DAVIS ESQ., Referee

ROBERT R. LARocca LAW PLLC  
Attorney for Plaintiff  
505 White Plains Road, Suite 110  
Tarrytown, NY 10591  
(914) 591-7722

SUPREME COURT OF THE STATE OF NEW YORK  
COUTNY OF BRONX

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BOARD OF MANAGERS OF THE PARKCHESTER NORTH  
CONDOMINIUM, on behalf of the Unit Owners  
of the Parkchester North Condominium,

INDEX NO.  
805435/2023E

Plaintiff,

-against -

**AFFIRMATION OF  
SERVICE**

JOANNE R. MERRIT, et. al.

Defendants.

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

ROBERT R. LaROCCA, an attorney duly licensed to practice law  
in the State of New York, affirms under the penalty of perjury:

1. I am a member of the firm of ROBERT R. LARocca LAW PLLC,  
the attorneys for the Plaintiff in the above-entitled action, with  
offices at 505 White Plains Road - Suite 110, Tarrytown, New York  
10591. I am not a party to this action and am over 18 years of age.  
On December 13, 2024 I served a true copy of the annexed **NOTICE  
OF SALE** in the following manner: By mailing the same in a sealed  
envelope, with postage prepaid thereon, in a post office or  
official depository of the U.S. Postal Service within the State  
of New York, addressed to the last known address of the  
defendants/addressees as indicated below:

JOANNE R. MERRITT,  
2011 Holland Avenue #2C  
Bronx, New York 10462


NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
WA Harriman State Campus, Bldg. 9  
Albany, New York 12227

Bronx Supreme Court  
Ex-Parte Office - Room 216  
851 Grand Concourse  
Bronx, New York 10451

Occupant  
1576 Unionport Road #6B  
Bronx, NY 10462

LENORE S. DAVIS ESQ.  
125 Linden Street  
Woodmere, New York 11598-2621

Affirmed: December 13, 2024  
Tarrytown, New York

  
\_\_\_\_\_  
ROBERT R. LaROCCA

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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BOARD OF MANAGERS PARKCHESTER NORTH CONDOMINIUM,  
on behalf of the Unit Owners of  
the Parkchester North Condominium,

Plaintiff,

JOANNE R. MERRIT, et. al.

Defendants.

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NOTICE OF SALE

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Receipt of the within affirmation acknowledged  
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Robert R. LaRocca, Esq.  
Attorney for Plaintiff,  
Parkchester North Condominium Inc.

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ROBERT R. LARocca LAW PLLC  
Attorneys for Plaintiff,  
Board of Managers Parkchester North Condominium

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ROBERT R. LARocca LAW PLLC  
505 White Plains Road - Suite 110  
Tarrytown, N.Y. 10591  
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