

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

- - - - - x

THE PARKCHESTER SOUTH CONDOMINIUM, INC.,
on behalf of its unit owners of the
Parkchester South Condominium,

INDEX NO. 817640/2023E

Plaintiff,

NOTICE OF SALE

- against -

ODOUSI FOY, et. al.,

Defendants.

- - - - - x

Pursuant to a Judgment dated August 23, 2024, I will sell at public auction on May 5, 2025, at 2:15 p.m. in Courtroom 711 at the Bronx County Courthouse, 851 Grand Concourse, Bronx, New York, the Condominium unit in the Parkchester South Condominium known as apartment TD, in the building known as 76 a/k/a E-10 and by street address 1610 Metropolitan Avenue, Bronx, New York, and designated as Tax Lot 4724 in Block 3943 of Section 15 on the tax map of the Borough of Bronx, together with an undivided .0076 percent interest in the common elements of the Parkchester South Condominium.

The amount due under the Judgment is \$15,882.86, with interest, costs, etc. Sale subject to terms of sale and provisions of the Judgment herein, including being subject to a mortgage held by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF5 in the original principal sum of \$62,100.00 with interest.

Index No. 817640/2023E.

TAHANIE ABOUSHI 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
COUNTY OF BRONX

- - - - - x
THE PARKCHESTER SOUTH CONDOMINIUM INC., on
behalf of the Unit Owners of the
Parkchester South Condominium,

INDEX NO.
817640/2023E

Plaintiff,

-against -

AFFIRMATION OF
SERVICE

ODOUSI FOY, et. al.

Defendants.

- - - - - x
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:

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 April 4, 2025 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:

ODOUSI FOY
1610 Metropolitan Avenue #TD
Bronx NY 10462
and via email: odousi@gmail.com

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

New York State Department of Taxation and Finance
WA Harriman State Campus, Bldg. 9,
Albany, New York 12227

Tahanie Aboushi Esq.
The Aboushi Law Firm PLLC
1441 Broadway - 5th Floor
New York, New York 10018
Referee

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

Affirmed: April 4, 2025
Tarrytown, New York

A handwritten signature in black ink, appearing to read 'R. LaRocca', with a long horizontal flourish extending to the right.

ROBERT R. LaROCCA



Outlook

PARKCHESTER SOUTH CONDOMINIUM INC. V FOY Index No. 817640/2023E

From Robert LaRocca <rrlarocca@rmlrlaw.com>

Date Fri 4/4/2025 1:32 PM

To odousi foy <odousi@gmail.com>

 1 attachment (46 KB)

FOY SALE NOTICE MAY 5, 2025.pdf;

My firm represents Parkchester South Condominium INC. Attached is Notice of Sale scheduled May 5, 2025 @ 2:15PM.

Regards,

Robert R. LaRocca Esq.

ROBERT R. LARocca LAW PLLC

505 White Plains Road - Ste. 110

Tarrytown, New York 10591

Phone: 914 591 7722

Fax: 914 591 5172

Email: robert@rrlarocca.com

THE FIRM OF ROBERT R. LARocca LAW PLLC IS A DEBT COLLECTOR. ANY INFORMATION WE RECEIVE FROM YOU OR ABOUT YOU WILL BE USED FOR THAT PURPOSE.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

PARKCHESTER SOUTH CONDOMINIUM INC.,
on behalf of the Unit Owners of
the Parkchester South Condominium,

Plaintiff,

ODOUSI FOY, ET. AL.,

Defendants.

NOTICE OF SALE

Receipt of the within affirmation acknowledged
, 2022

Robert R. LaRocca, Esq.
Attorney for Plaintiff,
Parkchester South Condominium Inc.

ROBERT R. LARocca LAW PLLC
Attorneys for Plaintiff,
The Parkchester South Condominium Inc.

ROBERT R. LARocca LAW PLLC
505 White Plains Road - Suite 110
Tarrytown, N.Y. 10591
(914) 591 7722