

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

OCWEN LOAN SERVICING, LLC,

Plaintiff,

Against

GWENNETTE A. SHOULARS, ET AL.,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 07/24/2017, I, the undersigned Referee, will sell at public auction, in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 10/3/2024 at 2:30PM, premises known as 306 East 29th Street, Brooklyn, New York 11226, 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 Borough Of Brooklyn, County Of Kings, State Of New York.

Block 5194 Lot 109

The approximate amount of the current Judgment lien is \$949,225.94 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 18254/10

The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Sheryl R. Menkes, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 7/29/24 File Number: 14-300333 SH

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

-----X
OCWEN LOAN SERVICING, LLC

Plaintiff.
-against-

INDEX NO: 18254/2010

GWENETTE A. SHOULARS; NEW YORK CITY
DEPARTMENT OF FINANCE PARKING
VIOLATIONS BUREAU; CONESTOGA TITLE
INSURANCE; COMPANY; LATICA GOLIGHLIE;
CANDACE KING; ADEISHA DILLON; FAY
VAUGHAN; DANIELLE DYER; LINDY ANN
HAMILTON; LAUREN CHARLES; CANDACE
VIALVA; KAREEM SIMPSON; JEAN SERAPHIN,
Defendants.

AFFIRMATION OF SERVICE

-----X
STATE OF NEW YORK
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 3rd day of September 2024, 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 Westchester County and that on September 2nd, 2024 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 following addresses:

Allan G. Chambers, Esq.
1721 Brooklyn Avenue
Brooklyn, New York 11210
Attorney for Gwennette Shoulers

New York City Department of Finance Parking Violations Bureau
100 Church Street, 4th Floor
New York, New York 10007

Lewis & Greer, P.C.
510 Haight Ave.
P.O. Box 2990
Poughkeepsie, NY 17603
Attorney for Conestoga Title Insurance Company

Latica Golighlie
306 East 29th Street, 1st Floor, Left
Brooklyn, New York 11226

Candace King
306 East 29th Street, 1st Floor Right
Brooklyn, New York 11226

Adeisha Dillon
306 East 29th Street, 1st Floor Right
Brooklyn, New York 11226

Fay Vaughan
306 East 29th Street, 2nd Floor, Left
Brooklyn, New York 11228

Danielle Dyer
306 East 29th Street, 3rd Floor
Brooklyn, New York 11226

Lindy Ann Hamilton
306 East 29th Street, 3rd Floor
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Lauren Charles
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Kareem Simpson
306 East 29th Street, 3rd Floor
Brooklyn, New York 11226

Jean Seraphin
306 East 29th Street, 3rd Floor
Brooklyn, New York 11226

Sheryl R. Menkes, Esq.
325 Broadway, Ste 504,
New York, New York 10007
Court Appointed Referee

Dated: September 3, 2024



Ian Berman

Index No. 18254/2010

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

OCWEN LOAN SERVICING, LLC

PLAINTIFF,

-AGAINST-

**GWENETTE A. SHOULARS; NEW YORK CITY
DEPARTMENT OF FINANCE PARKING
VIOLATIONS BUREAU; CONESTOGA TITLE
INSURANCE; COMPANY; LATICA GOLIGHLIE;
CANDACE KING; ADEISHA DILLON; FAY
VAUGHAN; DANIELLE DYER; LINDY ANN
HAMILTON; LAUREN CHARLES; CANDACE
VIALVA; KAREEM SIMPSON; JEAN SERAPHIN,**

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF
10 Midland Avenue, Suite 205
Port Chester, NY 10573
(914) 636-8900
(914) 636-8901 facsimile
