

SUPREME COURT - COUNTY OF BRONX.

TLOA MORTGAGE, LLC, Plaintiff -against- BEECHER REALTY CORP., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 14, 2024 and entered on May 17, 2024, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, located at 851 Grand Concourse, Bronx, NY, 10451 on October 7, 2024 at 2:15 p.m.

PARCEL I:

situate, lying and being in the Borough of the Bronx, County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Seton Avenue, distant 100 feet southerly from the corner formed by the intersection of the westerly side of Seton Avenue with the southerly side of Jefferson Avenue; being a plot 100 feet by 50 feet by 100 feet by 50 feet.

Block: 4987 Lot: 43

Said premises known as 4083 SETON AVENUE, BRONX, NY 10462

PARCEL II:

situate, lying and being in the Borough of the Bronx, County of Bronx, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Radcliff Avenue, distant 120.44 feet southerly from the corner formed by the intersection of the easterly side of Radcliff Avenue with the southerly side of Burke Avenue; being a plot 100 feet by 20 feet by 100 feet by 20 feet.

Block: 4575 Lot: 23

Said premises known as 3042 RADCLIFF AVENUE, BRONX, NY 10462

Approximate amount of lien \$1,220,454.20 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 36113/2020E.

STEPHEN B. KAUFMAN, ESQ., Referee

The Camporeale Law Group PLLC

Attorney(s) for Plaintiff

585 Stewart Avenue, 770, Garden City, NY 11530

{* BRONX TIME, NYLJ*}

AFFIRMATION OF
SERVICE

MICHAEL E. CAMPOREALE, an attorney duly admitted to practice law in the State of New York, affirms the following to be true under the penalty of perjury:

I am a member of The Camporeale Law Group PLLC, 585 Stewart Ave., Ste. 770, Garden City, NY 11530.

That on 9/4/2024, I caused to be served the annexed NOTICE OF ENTRY, upon:

CHARLES FINE, ESQ.
Attorneys for Defendants Beecher Realty Corp. and Daniel Beecher
One John Street
Babylon, New York 11702

STEPHEN B. KAUFAMN, ESQ. (Referee)
3397 E Tremont Avenue
Bronx, New York 10461

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. Harriman Campus
Albany, New York 12227

SABRINA KIPER
3042 Radcliff Avenue
Bronx, New York 10469

at the address designated by said party for that purpose by first class regular mail, by placing a copy of same in a properly addressed envelope into the custody of **the United States Postal Service** by depositing it in an official depository for the United States Postal Service.

Dated: Garden City, New York
September 4, 2024

/s Michael E. Camporeale
MICHAEL E. CAMPOREALE