

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

WELLS FARGO BANK, N.A., AS TRUSTEE FOR IMPAC SECURED ASSETS CORP.,  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-2,  
Plaintiff,

Against

MARY TOWNSEND AKA MARY L. TOWNSEND, et al,  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/06/2023, 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 2/6/2025 at 2:30PM, premises known as 6 East 55th Street, Brooklyn, New York 11203, 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, City and State of New York.

Block 4624 Lot 12

The approximate amount of the current Judgment lien is \$466,404.48 plus interest and costs. The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 515194/2019

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

Jeffrey R. Miller, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573

Dated: 12/19/2024 File Number: 18-301284 MB

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

-----X  
WELLS FARGO BANK, N.A., AS TRUSTEE FOR  
IMPAC SECURED ASSETS CORP., MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2005-2,  
Plaintiff,

INDEX NO: 515194/2019

-against-

AFFIRMATION OF SERVICE

MARY TOWNSEND A/K/A MARY L. TOWNSEND,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") ACTING SOLELY AS A  
NOMINEE FOR IMPAC FUNDING CORPORATION  
DBA IMPAC LENDING GROUP  
GEMINI ASSET RECOVERIES INC.,  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE

Defendants.

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

I, Ian Berman affirm this 7<sup>th</sup> day of January 2025, 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 January 7<sup>th</sup>, 2025 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:

MARY TOWNSEND A/K/A MARY L. TOWNSEND  
6 EAST 55TH STREET  
BROOKLYN, NEW YORK 11203  
**DEFENDANT PRO SE**


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") ACTING  
SOLELY AS A NOMINEE FOR IMPAC FUNDING CORPORATION DBA IMPAC  
LENDING GROUP  
28 LIBERTY STREET, 42ND FLOOR  
NEW YORK, NEW YORK 10005

GEMINI ASSET RECOVERIES INC.  
ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
WA HARRIMAN CAMPUS, BUILDING 9  
ALBANY, NEW YORK 12227

Jeffrey R. Miller, Esq.  
32 Broadway Fl 13  
New York, New York 10004  
*Court Appointed Referee*

Dated: January 7, 2025

  
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Ian Berman

Index No. 515194/2019

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

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WELLS FARGO BANK, N.A., AS TRUSTEE FOR IMPAC  
SECURED ASSETS CORP., MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-2,

**PLAINTIFF,**

**-AGAINST-**

MARY TOWNSEND A/K/A MARY L. TOWNSEND,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") ACTING SOLELY AS A NOMINEE FOR  
IMPAC FUNDING CORPORATION DBA IMPAC LENDING  
GROUP  
GEMINI ASSET RECOVERIES INC.,  
NEW YORK STATE DEPARTMENT OF TAXATION AND  
FINANCE

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

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

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