

COURTWOOD CAPITAL, LLC, AS ASSIGNEE  
OF SIGNATURE BANK,

Plaintiff,

- against -

JAMES J. FORTINI, NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD,

Defendants.

Index No.25784/2009

**NOTICE OF SALE**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS  
2015 AUG 11 AM 9:32  
FORECLOSURE SALE


TO: ALL PARTIES LISTED BELOW

You are hereby notified that pursuant to a Judgment of Foreclosure and Sale dated November 1, 2013 and entered on December 31, 2013 in the within action, Gregory T. Cerchione, the Referee named in said Judgment will sell in one parcel at public auction, in Room 224 of the Kings County Supreme Courthouse located at 360 Adams Street, Brooklyn, New York, on **Thursday, the 17<sup>th</sup> day of September, 2015, at 2:30 p.m.**, to the highest and best bidder for cash, the premises and real estate described in said Judgment of Foreclosure and Sale, situated in the City of New York, County of Kings and State of New York, and more particularly described in Schedule "A" annexed hereto.

Dated: New York, New York  
August 10, 2015

**PLATZER, SWERGOLD, LEVINE,  
GOLDBERG, KATZ & JASLOW, LLP**

*Attorneys for Plaintiff*



Linda Mandel Gates  
475 Park Avenue South, 18<sup>th</sup> Floor  
New York, New York 10016  
T: (212) 593-3000

**TO:**

James J. Fortini  
217 Vanderbilt Street  
Brooklyn, New York

**and**

533 Grand Avenue  
Newburgh, New York 12550

New York City Environmental  
Control Board  
66 John Street  
New York, New York 10038

Benjamin Adams, Esq.  
207 W. 25<sup>th</sup> Street, 5<sup>th</sup> Floor  
New York, New York 10001

**All other Defendants are not entitled to notice or have waived notice of this Sale.**

## Schedule A

## LEGAL NOTICE OF SALE BY PUBLIC AUCTION

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

COURTWOOD CAPITAL, LLC, as assignee of SIGNATURE BANK, Plaintiff, against JAMES J. FORTINI, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, Defendants, Index No. 25784/2009 pursuant to a Judgment of Foreclosure and Sale dated November 1, 2013 and entered on December 31, 2013, I, Gregory T. Cerchione, the Referee named in said Judgment will sell in one parcel at public auction to the highest bidder in Room 224 of the Kings County Supreme Courthouse located at 360 Adams Street, Brooklyn, New York 11201, on the 17<sup>th</sup> day of September, 2015, at 2:30 p.m.,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING in the northerly line of Vanderbilt Street at a point distant 125 feet westerly along the same from the northwesterly corner of Vanderbilt and 20<sup>th</sup> Streets, which point is opposite a party wall standing partly on premises hereby conveyed and partly on the lot next easterly adjoining;

RUNNING THENCE northerly parallel with 20<sup>th</sup> Street and part of the distance through the said party wall, 100 feet;

THENCE westerly parallel with Vanderbilt Street, 25 feet;

THENCE southerly again parallel with 20<sup>th</sup> Street, 100 feet to the northerly line of Vanderbilt Street; and

THENCE easterly along Vanderbilt Street, 25 feet to the point or place of BEGINNING.

Said premises being known and designated as Block 5264, Lot 41; said premises more commonly known as 217 Vanderbilt Street, Brooklyn, New York. Approximate amount of judgment of \$861,549.39, said amount so reported due as aforesaid together with interest thereon from July 1, 2013 at the rate of 9.25%, together with attorneys' fees, costs, allowance and expenses of sale as awarded by the Court in said Judgment. Premises will be sold subject to the provisions of the filed Judgment, and terms of sale.

Dated: August 7, 2015

Gregory T. Cerchione, Referee

Platzer, Swergold, Levine, Goldberg, Katz & Jaslow, LLP

Attorneys for Plaintiff

475 Park Avenue South, 18<sup>th</sup> Floor

New York, New York 10016

T: (212) 593-3000

Attention: Linda Mandel Gates, Esq.