

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF OTSEGO

-----X Index No. EF2023-221

THE DELAWARE NATIONAL BANK OF DELHI,

Plaintiff,

- against -

**REFEREE'S
NOTICE OF SALE
IN FORECLOSURE**

RYAN NICOL, AS ADMINISTRATOR OF THE ESTATE OF
KEITH G. NICOL, ADRIENNE MURRAY, KAYLA VALLEJOS,
KRISTIE ATELAK, RYAN NICOL, ALIANI NICOL,

Defendants.

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PLEASE TAKE NOTICE that pursuant to a judgment of foreclosure and sale in the above-captioned action, dated March 18, 2024, and entered in the office of the Clerk of the County of Otsego on March 19, 2024, I, Joseph M. Cirillo, Esq., the undersigned Referee named in said judgment, will sell in one parcel at public auction on **May 14, 2024 at 10:00 a.m., at the Otsego County Courthouse at 193 Main Street, Cooperstown, New York**, the premises described in said judgment and set forth below. The aforementioned auction will be conducted in accordance with the Otsego County Covid-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

The premises shall be sold subject to any state of facts an accurate survey would show; and to covenants, restrictions, reservations, easements and agreements of record, if any, and any violations thereof; and to building restrictions and zoning ordinances of the town or municipality in which said mortgaged premises are situate, if any, and any violations thereof; and to conditional bills of sale, security agreements and financing statements filed in connection with said mortgaged premises, if any, but only to the extent that any of the foregoing are not barred or foreclosed by this action; and to existing tenancies, if any, except such tenants who are parties Defendant to this action; and to assessments, water charges and sewer rents, if any, affecting the premises, to the extent permitted by law. The premises also shall be sold subject to the rights, if any, of the United States of America pursuant to Title 28, Section 2410 of the United States Code. The purchaser shall be required to pay all applicable local and State transfer taxes, deed stamps or other taxes or recording fees due in connection with the transfer of the mortgaged premises. Current real estate property taxes shall be adjusted as of the date of closing.

Dated: March 20, 2024

Joseph M. Cirillo, Referee

Location of property:
2292 Co Hwy 18
Town of Morris
Otsego County, State of New York
Tax Map No. 218.00-1-15.09

Attorneys for Plaintiff:
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THIS ACTION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.