

**C2GRE LLC**  
**235 Main Street, Suite 540**  
**White Plains, New York 10601**  
**914-615-2110**

January 28, 2016

Suzanne McCormick  
231 Clinton Avenue  
Dobbs Ferry, New York 10522

**Re: C2GRE LLC from Joseph Ruggiero, Esq., Referee**  
**Premises: 231 Clinton Avenue, Dobbs Ferry, New York**

Dear Suzanne McCormick:

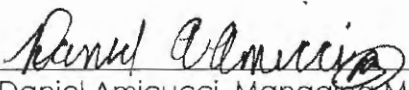
**C2GRE LLC** (hereinafter, "C2GRE"), is the rightful owner of premises described as 231 Clinton Avenue, Dobbs Ferry, New York, (above referenced).

**PLEASE TAKE NOTICE** that a Judgment of Foreclosure and Sale dated May 12, 2015 in an action to foreclose on a mortgage on the referenced premises was duly entered in the Office of the Westchester County Clerk. It was therein provided, among other things, that the successful purchaser at the sale be let into possession on production of the Referee's Deed. A certified copy of the Referee's deed, executed by Joseph Ruggiero, Esq., appointed by the judgment, is attached. C2GRE is now owner of the Premises.

**DEMAND IS HEREBY MADE UPON YOU** to deliver possession of the premises and to remove all of your personal property not attached to or used in connection with the premises and not covered by the foreclosed Mortgage and to vacate the same within ten (10) days of the date this Notice to Vacate is served on you. Failure to do so may result in the commencement of a legal action to obtain possession and for other relief.

Very truly yours,

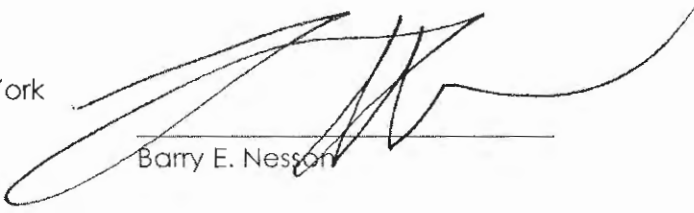
**C2GRE LLC**

By:   
Daniel Amicucci, Managing Member

**CERTIFICATION**

I, Barry E. Nesson, an attorney admitted to practice law in the State of New York, do hereby certify that I have compared the attached copy of the Referee's Deed in Foreclosure with the original and has found that the copies are true and complete copies of the originals.

Dated: January 28, 2016  
Scarsdale, New York

  
Barry E. Nesson

-Referee's Deed In Foreclosure-

**THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY**

**THIS DEED**, made the 20<sup>th</sup> day of January, in the year two thousand and sixteen,

**BETWEEN**

Joseph Ruggiero, Esq., as Referee, 351 Saw Mill River Road, Yonkers, New York,

Referee,

duly appointed in the action hereinafter mentioned, Grantor,

**AND**

C2GRE LLC, 235 Main Street, Suite 540, White Plains, New York,

Grantee.

**WITNESSETH**, that the Grantor, the Referee appointed in the action between

Taron Partners LLC,

Plaintiff,

and

Suzanne V. McCormick, et al.,

Defendants,

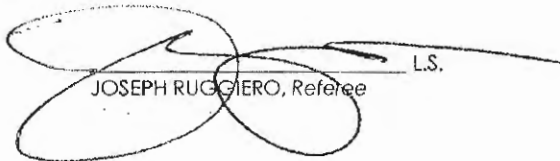
foreclosing a mortgage recorded on the 6<sup>th</sup> day of July 2005 in the Office of the Westchester County Clerk as Control Number 451790078, in pursuance of a judgment of the Supreme Court of the State of New York, County of Westchester, dated May 12, 2015 and filed on May 26, 2015, and in consideration of the sum of Four Hundred Eleven Thousand Three Hundred Four and 51/100 Dollars (\$411,304.51) paid by the Grantee, being the highest sum bid of the sale under said judgment, plus interest, does hereby grant and convey unto the Grantee,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Westchester and State of New York, being more particularly bounded and described in Schedule A annexed hereto and made a part hereof

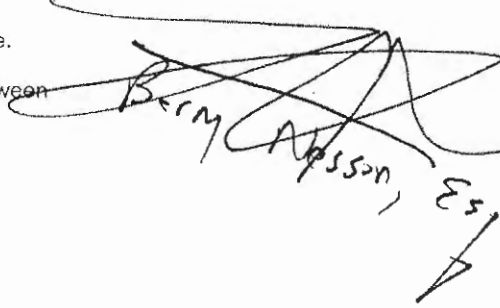
TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and assigns forever,

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the date first above written.

In presence of:

  
JOSEPH RUGGIERO, Referee L.S.

Certified  
As a true  
Copy of the Original

  
Bernadette Apssan, Esq.

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Westchester  
ss:

On the \_\_\_\_ day of January in the year 2016, before me, the undersigned, personally appeared **Joseph Ruggiero**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

**BARRY E. NESSON**  
Notary Public State of New York  
No. 4986047  
Qualified in ~~Rockland~~ Westchester County  
Commission Expires September 3, 2017

**Referee's Deed**

JOSEPH RUGGIERO, Referee

TO

C2GRE LLC, Grantee

|                |                                             |
|----------------|---------------------------------------------|
| SECTION        | 3.160                                       |
| BLOCK          | 143                                         |
| LOTS           | 1 and 2                                     |
| COUNTY         | Westchester                                 |
| STREET ADDRESS | 231 Clinton Avenue<br>Dobbs Ferry, New York |

**RETURN BY MAIL TO:**

Barry Nesson Law, P.C.  
Barry Nesson, Esq.  
700 White Plains Road, Suite 309  
Scarsdale, New York 10583

### Schedule A Description

Title Number BA-15-7603

Page 1

Lots # 104 & # 104A

ALL that certain plot, piece or parcel of land situate in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Clinton Avenue where the same is intersected by the southwesterly boundary line of land conveyed by Euinor Medill Patterson and others to William Jay Tu Roff and Hanna Nelson Tu Roff, his wife by deed dated 12/16/1946 recorded in the Westchester County Clerk's Office, Division of Land Records, formerly Register's Office of Westchester County, New York on 04/03/1947 in Liber 4504 of Cp. 387, said beginning point marking the northwesterly corner of the premises herein being described;

THENCE along the general southerly bounds of said last mentioned land the following two courses and distances:

- 1) South 49 degrees 14 minutes 50 seconds East, 158.51 feet to an angle point; and
- 2) North 83 degrees 21 minutes 10 seconds East, 178.13 feet to a point on the westerly boundary line of land formerly of J.M. Patterson and now or formerly of Margaret Cousins;

THENCE along the westerly bounds of said last mentioned land the following two curves and distances:

- 1) In a southwesterly direction on a curve to the left having a radius of 300.00 feet a distance of 3.46 feet to a point of compound curve and;
- 2) In a southwesterly direction on a curve to the left having a radius of 350.00 feet a distance of 25.46 feet to a point;

THENCE along the division line between the premises herein being described and other land now or formerly of Elizabeth Gordon Norcross the following courses and distances:

- 1) South 83 degrees 21 minutes 10 seconds West, 55.00 feet;
- 2) South 15 degrees 30 minutes 30 seconds West, 74.99 feet;
- 3) South 56 degrees 09 minutes 40 seconds West, 143.00 feet; and
- 4) North 77 degrees 20 minutes 20 seconds West, 165.00 feet to a point on the southeasterly side of Clinton Avenue;

THENCE along said southeasterly side of Clinton Avenue the following three(3) courses and distances:

- 1) In a northeasterly direction on a curve to the right having a radius of 350.00

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**Schedule A Description - continued**

Title Number **BA-15-7803**

Page **2**

feet a distance of 118.95 feet to a point of tangency;  
2) North 20 degrees 52 minutes 10 seconds East, 95.86 feet to a point of curve;  
and  
3) In a northeasterly direction on a curve to the right having a radius of 200.00 feet a distance of 28.42 feet to the point or place of BEGINNING.

Lot # 104A2

ALL that certain plot, piece or parcel of land situate in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Clinton Avenue distant in general southerly direction as measured along the same the following three courses and distances from the point where said southeasterly side of Clinton Avenue is intersected by the southwesterly boundary line of land conveyed by Elinor Medill Patterson and others to William Jay Tu Roff and Hanna Nelson Tu Roff, his wife, by deed dated 12/16/1946 recorded in the Westchester County Clerk's Office, Division of Land Records on 04/03/1947 in Liber 4504 of Cp. 387, to wit:

1) In a southwesterly direction on a curve to the left having a radius of 200.00 feet a distance of 28.42 feet to a point of tangency;  
2) South 20 degrees 52 minutes 10 seconds West 95.86 feet to a point of curve;  
and  
3) In a southwesterly direction on a curve to the left having a radius of 350.00 feet a distance of 118.95 feet to the point or place of beginning of the premises herein being described;

THENCE from said point of beginning as herein above established along the said southeasterly side of Clinton Avenue in a southwesterly direction on a curve to the left having a radius of 350.00 feet a distance of 20.51 feet to a point and the northeasterly boundary line of land formerly of J.M. Patterson and now or formerly of Margaret Cousins;

THENCE along the general northerly and westerly bounds of said last mentioned land the following four (4) courses and distances:

1) South 77 degrees 20 minutes 20 seconds East, 185.72 feet;  
2) North 89 degrees 22 minutes 30 seconds East, 150.00 feet to an angle point marking the southeasterly corner of the premises herein being described  
3) North 00 degrees 37 minutes 30 seconds West, 51.19 feet; and  
4) In a general northerly direction on a curve to the right having a radius of

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**Schedule A Description - continued**

Title Number BA-15-7603

Page 3

350.00 feet a distance of 133.43 feet to a point;

THENCE along the division line between the premises herein being described and other land now or formerly of Elizabeth Gordon Nocross the following four (4) courses and distances:

- 1) South 83 degrees 21 minutes 10 seconds West, 55.00 feet;
- 2) South 15 degrees 30 minutes 30 seconds West, 74.99 feet;
- 3) South 56 degrees 09 minutes 40 seconds West, 143.00 feet; and
- 4) North 77 degrees 20 minutes 20 seconds, 165.00 feet to the point or place of BEGINNING,

**FOR INFORMATION ONLY:**

Tax Designation:

County: **Westchester, Town of Greenburgh**

Tax Section: **3,160**

Tax Block: **143**

Tax Lot: **1 & 2**

Address: **231 Clinton, Dobbs Ferry, NY 10522**