

Friday Fast Facts October 18, 2024

FORECLOSURE SALE KINGS COUNTY

Wells Fargo Home Mortgage, Inc., v. Noel Peterson, 229 A.D.3d 658 (2d Dept. 2024). Decided July 17, 2024. This is an appeal taken by a successful bidder at a mortgage foreclosure sale. After the successful bidder failed to close on the original and the adjourned closing dates, the lender made an application to, inter alia, hold the successful bidder in default of the terms of same and for the downpayment to be forfeited. The successful bidder argued that he was not in default because the title underwriter would not insure the transaction. The Lower Court declared the... [READ MORE & CASE CITE](#)



ACTION TO INVALIDATE AN EASEMENT NASSAU COUNTY

Fenton v. Floce Holdings, LLC, 229 A.D.3d 768 (2d Dept. 2024). Decided July 31, 2024. The plaintiff and defendant are owners of adjoining parcels in Long Beach. Plaintiff commenced the action for a judgment declaring, inter alia, that a 1986 judgment granting a right of way easement over the northeastern corner of his property for vehicular ingress and egress was improperly recorded and was, therefore, invalid. The papers submitted in the Lower Court show that the judgment was not recorded against a specific tax lot that included plaintiff's property... [READ MORE & CASE CITE](#)

ACTION FOR ADVERSE POSSESSION AGAINST A MUNICIPALITY

WESTCHESTER COUNTY
Bronxville Scout Comm v. County of

Westchester, 229 A.D.3d 753 (2d Dept. 2024). Decided July 31, 2024. Plaintiff commenced this action against the County of Westchester seeking a judgment declaring that it has exclusive property rights and legal title to property by adverse possession because its predecessors in interest owned and occupied the property. The County moved to dismiss the complaint arguing that the property had been acquired by the Parkway Commission for use as a public... [READ MORE & CASE CITE](#)



[BONA FIDE ENCUMBRANCER FOR VALUE QUEENS COUNTY](#)

Feggins v. Marks, 229 A.D.3d 691 (2d Dept. 2024). Decided July 24, 2024. The plaintiffs' mother, Olivia Marks, owned real property located in Queens. By deed dated April 7, 2010, Olivia purportedly conveyed title to the subject property from herself, as sole owner, to herself and the defendant Jaime Marks, as joint tenants with rights of survivorship. On August 26, 2011, Olivia and Jaime obtained a loan secured by a mortgage on the property from the defendant Real Estate Mortgage Network, Inc. (the "Lender"). On August 21, 2012, Olivia died. Thereafter, plaintiffs... [READ MORE & CASE CITE](#)



Abstracts, Incorporated
100 Garden City Plaza, Suite 201, Garden City, New York 11530
516.683.1000 fax: 516.683.0089
123 Maple Avenue, Riverhead, New York 11901
631.369.0200 fax: 631.369.0199
www.AbstractsInc.com

Abstracts, Incorporated | 100 Garden City Plaza Suite 201 | Garden City, NY 11530 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!