

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF RICHMOND****SANTANDER BANK, N.A. F/K/A SOVEREIGN BANK N.A. F/K/A SOVEREIGN BANK SUCCESSOR BY MERGER TO SI BANK & TRUST, Plaintiff - against - RICHARD HANAN IV AS HEIR AT LAW, NEXT OF KIN, AND DEVISEE OF THE ESTATE OF BETTY HANAN, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on October 21, 2025. I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 8th day of January, 2026 at 10:00 AM. The Unit known as Unit No. 172 in Closter No. 3 (hereinafter called the "Unit") in Declaration establishing a plan for Condominium ownership in the Buildings known and designated by the street number 172 Timber Ridge Drive, Borough of Staten Island, County of Richmond, City and State of New York.

Premises known as 172 Timber Ridge Dr., Staten Island, NY 10306.

(Block: 4645, Lot: 1049)

Approximate amount of lien \$31,458.40 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 135194/2023. Philip Mancuso, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY

Tel. 516/742-1212

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: October 22, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

AFFIDAVIT OF MAILING

Ellen Lennon, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on October 22, 2025, deponent served a true copy of the Notice of Sale upon:

Richard Hanan as heir at law, next of kin, and devisee of the Estate of Betty Hanan
172 Timber Ridge Drive
Staten Island, NY 10306

Richard Hanan as heir at law, next of kin, and devisee of the Estate of Betty Hanan
1300 Richmond Avenue, #19B
Staten Island, NY 10314

Board of Managers of Evergreen Park Condominium I f/k/a Glen at Great Kills Condominium I
1610 Richmond Road
Staten Island, NY 10304

Board of Directors of the Evergreen Park Homeowners Association, Inc. f/k/a The Glen at Great Kills
Homeowners Association, Inc.
332 Timber Ridge Drive
Staten Island, NY 10306

Finkelstein Filler, LLP
Edward R. Finkelstein, Esq.
Attorneys for Defendant
Board of Managers of Evergreen Park Condominium I
1610 Richmond Road
Staten Island, NY 10304

United States of America Department of Treasury Internal Revenue Services
271 Cadman Plaza East
Brooklyn, NY 11201

New York State Department of Taxation and Finance-Tax Compliance Division-C.O.-ATC
Building #9, WA Harriman Campus
Albany, NY 12227

Catherine Doe
172 Timber Ridge Drive
Staten Island, NY 10306

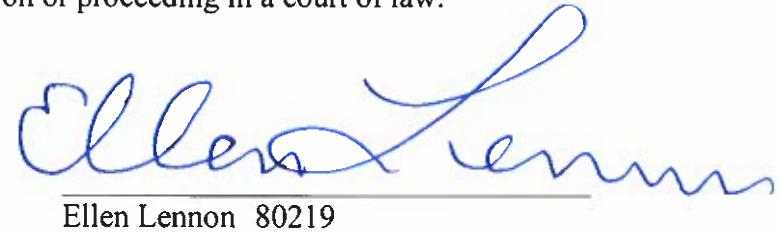
Beatrice Doe
172 Timber Ridge Drive
Staten Island, NY 10306

Dwight Doe
172 Timber Ridge Drive
Staten Island, NY 10306

Philip Mancuso, Esq., Referee
2047 Victory Boulevard, Suite 201
Staten Island, NY 10314

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 22nd day of October, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Ellen Lennon 80219