

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff, vs. HERIBERTO GUADALUPE, ET AL., Defendant (s).

Pursuant to a Re-Settled Judgment of Foreclosure and Sale duly entered on September 4, 2025 and a Judgment of Foreclosure and Sale duly entered on April 15, 2025 I, the undersigned Referee will sell at public auction at the Terrace of the Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301 on January 8, 2026 at 10:00 AM, premises known as 162 ARLINGTON PLACE, STATEN ISLAND, NY 10303. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, Block: 1278, Lot: 63. Approximate amount of judgment is \$420,472.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135560/2017.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

THOMAS KYLE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Title 365 Inc
420 Rouser Road, Bldg 3
Coraopolis, PA 15108

SCHEDULE A

DESCRIPTION OF MORTGAGED PREMISES

Title No. BAC-17003591

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Arlington Place (60 feet wide), distant 527.51 feet easterly as measures along said southerly side of Arlington Place, from the point formed by the intersection of said southerly side of Arlington Place with the easterly side of Holland Avenue;

RUNNING thence South 1 degrees 36 minutes 08 seconds West and part of the distance through a party wall, 87.00 feet to a point;

THENCE South 88 degrees 23 minutes 52 seconds East 18.00 feet to a point;

THENCE North 1 degrees 36 minutes 08 seconds East and part of the distance through a party wall, 87.00 feet to the point on said southerly side of Arlington Place;

THENCE along said southerly side of Arlington Place, North 88 degrees 23 minutes 52 seconds West 18.00 feet to the point or place of BEGINNING.

-----X

Index No.: 135560/2017

-against-

HERIBERTO GUADALUPE, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

-----X

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On December 12, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

HERIBERTO GUADALUPE
DEFENDANT PRO SE
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

FRANCELA GUADALUPE
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

FRANCELA GUADALUPE
226 W. TREMONT AVE, APT 1E
BRONX, NY 10453

LOUIS JORDAN
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

BETH P. SCHWARTZ, ESQ.
ASSISTANT U.S. ATTORNEY FOR DEFENDANT
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201
VIA NYSCEF

THE BOARD OF DIRECTORS OF ARLINGTON
PARK HOMEOWNERS ASSOCIATION, INC.
C/O THE SECRETARY OF STATE
OF THE STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

RALPH CHARLES
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

JOHN SMITH (NAME UNKOWN) #1
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

JOHN SMITH (NAME UNKOWN) #2
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

THOMAS KYLE, ESQ.
REFEREE
803 CASTLETON AVENUE
STATEN ISLAND, NY 10310

ANY AND ALL OCCUPANTS
162 ARLINGTON PLACE
STATEN ISLAND, NY 10303

RICHMOND COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
26 CENTRAL AVENUE
STATEN ISLAND, NY 10301


Christian Zamora

Sworn to before me on this 12 day

of December, 2025


NOTARY PUBLIC

JOHN MUNNELLY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6208708
Qualified in Nassau County
My Commission Expires 07-06-2029