

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND**-----X
BANK OF AMERICA, N.A.,

Plaintiff,

-against-

Index No.: 135523/2023

TANIE LIGON AS HEIR AT LAW AND DISTRIBUTE TO
THE ESTATE OF DELORES LIGON; ANY UNKNOWN
HEIRS AT LAW AND DISTRIBUTEES TO THE ESTATE OF
DELORES LIGON; NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD; STATE OF NEW YORK; JANE DOE
(NAME REFUSED); JOHN DOE (NAME REFUSED); JANE
DOE #2 (NAME REFUSED)

NOTICE OF SALEDefendants.
-----X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated August 6, 2025 and entered herein August 25, 2025, JARED M. BERLINER, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 30th day of OCTOBER 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public auction 18 Richmond Terrace, room 112, Staten Island, NY. Said premises is commonly known as, 63 MARINERS LANE, STATEN ISLAND, NY 10303.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$546,868.80 plus interest thereon from December 1, 2024, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: October 8, 2025
White Plains, New York

JARED M. BERLINER ESQ.
Referee

KOSTERICH & SKEETE, LLC

Amelle Calisto
Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

SCHEDULE A - LEGAL DESCRIPTION

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

BEGINNING on the easterly side of Van Name Avenue with the southerly side of Richmond Terrace. Said point of beginning being the following courses and distances:

RUNNING THENCE 1. South 06 degrees 30 minutes 40 seconds West, 393.76 feet;

THENCE 2. Along the northerly side of Harbor Lane (easement) South 82 degrees 58 minutes 50 seconds East, 120.47 feet US Standard (122.65 feet Tax Map);

THENCE 3. South 06 degrees 30 minutes 40 seconds West, 9.55 feet to the true point and place of BEGINNING.

RUNNING THENCE South 82 degrees 41 minutes 11 seconds East and part of the distance through a party wall, 106.00 feet to a point;

THENCE South 07 degrees 18 minutes 49 seconds West, 21.00 feet to a point;

THENCE North 82 degrees 41 minutes 11 seconds West and part of the distance through a party wall, 106.00 feet to a point;

THENCE North 06 degrees 30 minutes 40 seconds East, 21.00 feet to the point or place of BEGINNING.

For Informational Purposes Only: 63 MARINERS LANE, STATEN ISLAND, NY 10303

Reference #:

Record Owner(s): DELORES LIGON

DISTRICT: _____

SECTION: _____

BLOCK: 1186

LOT: 171

This Schedule A has been made accessible via our website for review only purposes. The final Schedule will be included with your Title Commitment. Any changes made to the Schedule which have not been sanctioned by our company will not be included in the title policy and therefore will not be insured.

TITLESERV, INC.

SUPREME COURT - COUNTY OF RICHMOND.

BANK OF AMERICA, N.A., Plaintiff -against- TANIE LIGON AS HEIRS AT LAW AND DISTRIBUTE
TO THE ESTATE OF DELORES LIGON, et al Defendant(s). Pursuant to a Judgment of Foreclosure and
Sale dated August 6, 2025 and entered on August 25, 2025, I, the undersigned Referee will sell at public
auction at the Richmond County Supreme Courthouse located at 18 Richmond Terrace, room 112, Staten
Island, NY on October 30, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Staten
Island, County of Richmond, City and State of New York, bounded and described as follows: BEGINNING
on the easterly side of Van Name Avenue with the Southerly side of Richmond Terrace, said point of
beginning being the following courses and distance: RUNNING THENCE 1. South West, 393.76 feet;
THENCE 2. South East 120.47 feet; THENCE 3. South West 9.55 feet; RUNNING THENCE South East
106.00 feet; THENCE South West, 21.00 feet; THENCE North West 106.00 feet; THENCE North East
21.00 feet. Block: 1186 Lot: 171

Said premises known as 63 MARINERS LANE, STATEN ISLAND, NY 10303

Approximate amount of lien \$546,868.80 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 135523/2023.

JARED M. BERLINER, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{*Staten Island Advance*}