

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

PENNYMAC LOAN SERVICES, LLC, Plaintiff against

KEEMSON TOYIN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered April 15, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on August 21, 2025 at 10:00 AM. Premises known as 16 Betty Ct, Staten Island, NY 10303. Block 1272 Lot 438. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York. Approximate Amount of Judgment is \$321,886.78 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135076/2023. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Philip Mancuso, Esq., Referee

File # 2231-000912