

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
FREMONT HOME LOAN TRUST 2006-C,
MORTGAGE-BACKED CERTIFICATES,
SERIES 2006-C,

-against-

DAWN FERRARA, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Richmond on October 30, 2023, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-C is the Plaintiff and DAWN FERRARA, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on September 4, 2025 at 10:00AM, premises known as 72 PITNEY AVENUE, STATEN ISLAND, NY 10309; and the following tax map identification: 7356-102.

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 AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 135057/2019. Thomas P. Anselmo, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



18-241446 - DrG

