

## NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

PennyMac Loan Services, LLC, Plaintiff

AGAINST

Anthony Silva, Johnika Manuel, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 22, 2025, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on November 13, 2025 at 10:00 AM, premises known as 10 South Avenue, Staten Island, NY 10303. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 1263, Lot: 76. Approximate amount of judgment \$294,396.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135336/2024. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Steven David Cohn, Esq., Referee

Frenkel Lambert Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-093746-F01