

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

M&T Bank, Plaintiff

AGAINST

Sung Kyoo Kang A/K/A Sung K. Kang; Kyung Nam Kang A/K/A Kyung N. Kang; et al.,
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 21, 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 January 8, 2026 at 10:00 AM, premises known as 21 Anjali Loop, Staten Island, NY 10314. 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 1992 Lot 48 fka Block 1992 Lot 11 (fka Lot 25) fka Block 1992 Lot p/o 25 Tent 48. Approximate amount of judgment \$216,562.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135262/2024.

Allyn James Crawford, Esq., Referee

McCalla Raymer Leibert Pierce, LLC
420 Lexington Avenue-Suite 840
New York, NY 10170

24-17311NY

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND**AFFIRMATION OF SERVICE
BY MAIL**

M&T Bank , Plaintiff
vs.
Sung Kyoo Kang A/K/A Sung K. Kang; Kyung Nam Kang A/K/A
Kyung N. Kang, Defendant(s)

Index No.: 135262/2024
Client's File No.: 24-17311NY

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on December 11, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

Allyn J. Crawford, Esq.
900 South Avenue, Suite 204,
Staten Island, NY 10314

Sung Kyoo Kang a/k/a Sung K. Kang
21 Anjali Loop, Second Floor
Staten Island, NY 10314

Kyung Nam Kang a/k/a Kyung N. Kang
21 Anjali Loop, Second Floor
Staten Island, NY 10314

Richmond County Savings Bank
1214 Castleton Avenue
Staten Island, NY 10310

Alishahi, Conti & Gallagher, PC
Attorney for Defendant, Board of Directors of
Anjali Loop Homeowners Association, Inc.
3925 Hyland Boulevard
Staten Island, NY 10308

New York City Environmental Control Board
100 Church Street
New York, NY 10007

Current Occupant

21 Anjali Loop
Staten Island, New York 10314

New York City Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

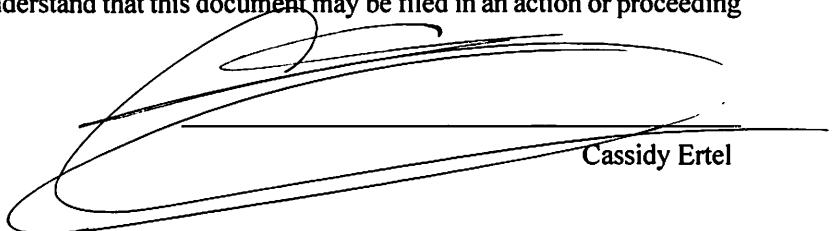
LVNV Funding, LLC
80 State Street
Albany, NY 12207

Woo Shim
21 Anjali Loop, Ground/First Floor
Staten Island, NY 10314

John Doe (Name Unknown)
21 Anjali Loop, Second Floor
Staten Island, NY 10314

Jane Doe (Name Unknown)
21 Anjali Loop, Second Floor
Staten Island, NY 10314

I affirm on December 11, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel