

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

BANK OF AMERICA, N.A., Plaintiff

AGAINST

DONALD A. NADER, LOUISE NADER, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 6, 2020, 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 October 30, 2025 at 10:00 AM, premises known as 152 Rice Avenue, Staten Island, NY 10314. 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 335, Lot 4. Approximate amount of judgment \$522,347.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135974/2015.

Adam C. Kandell, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

15-003675

**SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND**

**15-003675
Index No. 135974/2015**

AFFIRMATION OF SERVICE BY MAIL

BANK OF AMERICA, N.A., Plaintiff

vs.

DONALD A. NADER, LOUISE NADER, ET AL., Defendant(s)

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 September 30, 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:

**Adam C. Kandell, Esq.
2141 Richmond Road
Staten Island, NY 10306**

**Richard A. Rosenzweig, Esq.
Attorney for Defendant Donald A Nader
57 Beach Street, Suite 3
Staten Island, NY 10304-2799**

**Richard A. Rosenzweig, Esq.
Attorney for Defendant Louise Nader
57 Beach Street, Suite 3
Staten Island, NY 10304-2799**

**Ronald P. Labeck, Esq.
Attorney for Defendant Richmond County Savings Bank
401 Franklin Avenue, Suite 300
Garden City, NY 11530**

I affirm on, September 30, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel