

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

OCWEN LOAN SERVICING, LLC,

Plaintiff,

Against

WILFREDO LOPEZ, CARMEN H. LOPEZ, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/21/2017, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 11/13/2025 at 10:00AM, premises known as 44 Bennetts Street, Staten Island, New York 10302, and described as follows:

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 and State of New York.

Block 1012 Lot 25

The approximate amount of the current Judgment lien is \$513,763.49 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 132310/09

Timothy O'Donovan, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 9/18/2025 File Number: 560-5557 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

-----X  
OCWEN LOAN SERVICING, LLC

Plaintiff  
-against-

INDEX NO: 132310/2009

WILFREDO LOPEZ; CARMEN H. LOPEZ  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC., AS NOMINEE FOR INDYMAC  
BANK, F.S.B.; NEW YORK CITY PARKING  
VIOLATION BUREAU; ADMARIS LOPEZ

AFFIRMATION OF SERVICE

Defendants.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this <sup>15<sup>th</sup></sup> day of October 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on October 15<sup>th</sup>, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

Wilfredo Lopez  
44 Bennetts Street  
Staten Island, New York 10302


Mortgage Electronic Registration Systems Inc., as nominee for INDYMAC BANK, F.S.B.  
111 Eighth Avenue  
New York, New York 10011

New York City Parking Violation Bureau  
100 Church Street, 4th Floor  
New York, New York 10007

Admaris Lopez  
44 Bennett Street  
Staten Island, New York 10302

Timothy O'Donovan, Esq.  
1860 Clove Rd  
Staten Island, New York 10304  
***Court Appointed Referee***

Dated: October 15, 2025

  
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Ian Berman

**Index No. 132310/2009**

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

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**OCWEN LOAN SERVICING, LLC**

**Plaintiff.**

**-against-**

**WILFREDO LOPEZ; CARMEN H. LOPEZ  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC., AS NOMINEE FOR INDYMAC  
BANK, F.S.B.; NEW YORK CITY PARKING  
VIOLATION BUREAU; ADMARIS LOPEZ**

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

**Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile**

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