

## REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF RICHMOND

ALLY BANK SUCCESSOR IN INTEREST TO GMACB ASSET MANAGEMENT LLC, F/K/A GMACB ASSET MANAGEMENT CORP., Plaintiff - against - JOSEPH BASILE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 4, 2024. I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 13th day of November, 2025 at 10:00 AM. 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, City and State of New York.

Premises known as 9 Prague Court, Staten Island, NY 10309.

(Block: 6699, Lot: 48)

Approximate amount of lien \$589,829.43 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 135081/2020. Duane C. Felton, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 BASILE-76468

Dated: September 18, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**AFFIDAVIT OF MAILING**

Ellen Lennon, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on September 19, 2025, deponent served a true copy of the Notice of Sale upon:

Joseph Basile  
9 Prague Court  
Staten Island, NY 10309

Frances Basile  
9 Prague Court  
Staten Island, NY 10309

First Bank  
2465 Koser Road, Suite 101  
Hamilton, NJ 08690

American Express Bank FSB  
28 Liberty Street, 42nd Floor  
New York, NY 10005

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

Richmond County Clerk  
130 Stuyvesant Place  
Staten Island, NY 10301

John Smith (NAME REFUSED)  
9 Prague Court  
Staten Island, NY 10309

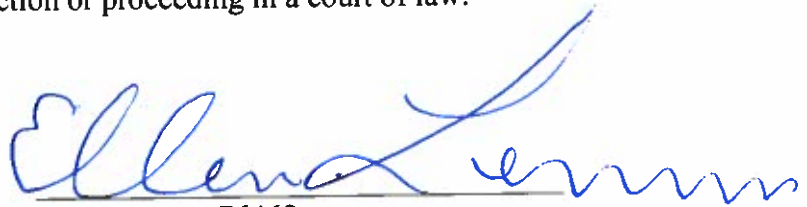
John Smith (NAME REFUSED)  
9 Prague Court  
Staten Island, NY 10309

John Smith (NAME REFUSED)  
9 Prague Court  
Staten Island, NY 10309

Duane Felton, Esq., Referee  
805 Castleton Avenue  
Staten Island, NY 10310-1804

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 19th day of September, 2025, under 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.



Ellen Lennon 76468