

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 15th 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 15th, 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

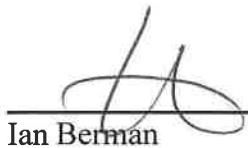
Mortgage Electronic Registration Systems Inc., as nominee for INDYMAC BANK, F.S.B.
111 Eighth Avenue
New York, New York 10011

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



Ian Berman

Index No. 132310/2009

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

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.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
10 Midland Avenue, Suite 205
Port Chester, NY 10573
(914) 636-8900
(845) 282-7065 facsimile
