

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF RICHMOND

-----X
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2005-FR2
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-FR2

Index No: 135410/2023

NOTICE OF SALE

Plaintiff.

-against-

NICHOLAS D'AVANZO III A/K/A NICHOLAS
D'AVANZO A/K/A NICHOLAS DAVANZO III;
ELIZABETH D'AVANZO A/K/A ELIZABETH
A. D'AVANZO A/K/A ELIZABETH
DAVANZO;
ELTINGVILLE LANDSCAPING SERVICES
INC.;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;
ELTINGVILLE COMMONS, LLC;
THE EDELSTEINS, FAEGENBURG &
BROWN, LLP; LAURA TOLEDO; TEODORO
PINEDA;
UNITED STATES OF AMERICA O/B/O
INTERNAL REVENUE SERVICE; JOHN DOE
S/H/A JOHN DOE #1

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 86 Mosely
Avenue, Staten Island, New York 10312 in RICHMOND County.

Dated: December , 2025
Melville, NY

McCABE, WEISBERG & CONWAY, LLC

By: _____

GEORGE FRANKE, ESQ.

Attorneys for Plaintiff

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile

To:

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO A/K/A NICHOLAS DAVANZO
III
11 JADE COURT
STATEN ISLAND, NEW YORK 10309

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO A/K/A NICHOLAS DAVANZO
III
86 MOSELY AVENUE
STATEN ISLAND, NEW YORK 10312

ALLYN J. CRAWFORD, ESQ.
ATTORNEY FOR ELIZABETH D'AVANZO A/K/A ELIZABETH A. D'AVANZO A/K/A
ELIZABETH DAVANZO
CRAWFORD DESANTIS MANCUSO, LLP
900 SOUTH AVENUE, SUITE 204
STATEN ISLAND, NEW YORK 10314
VIA NYSCEF

ELTINGVILLE LANDSCAPING SERVICES INC.
4123 RICHMOND AVENUE
STATEN ISLAND, NEW YORK 10312

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
WA HARRIMAN CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

ROBERT M. FISCHLER, ESQ.
ATTORNEY FOR ELTINGVILLE COMMONS, LLC
GAINES & FISHLER, ESQ.
2555 RICHMOND AVENUE
STATEN ISLAND, NEW YORK 10314
VIA NYSCEF

THE EDELSTEINS, FAEGENBURG & BROWN, LLP
ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

SAMUEL KATZ, ESQ.
ATTORNEY FOR LAURA TOLEDO AND TEODORO PINEDA
LAW OFFICE OF SAMUEL KATZ, PLLC
3915 14TH AVENUE, 2ND FLOOR
BROOKLYN, NEW YORK 11218
VIA NYSCEF

CYRIL MURRAY, ESQ.
ATTORNEY FOR UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE
SERVICE
271 CADMAN PLAZA EAST
BROOKLYN, NEW YORK 11201
VIA NYSCEF

JOHN DOE S/H/A JOHN DOE # 1
86 MOSELY AVENUE
STATEN ISLAND, NEW YORK 10312

Steven David Cohn, Esq., Referee
16 Court Street, Ste. 2304
Brooklyn, New York 11241

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-FR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FR2

Plaintiff,

Against

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO A/K/A NICHOLAS DAVANZO III; ELIZABETH D'AVANZO A/K/A ELIZABETH A. D'AVANZO A/K/A ELIZABETH DAVANZO; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/10/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 1/8/2026 at 10:00AM, premises known as 86 Mosely Avenue, Staten Island, NY 10312, 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 Fifth Ward of the Borough and County of Richmond, City and State of New York.

Block 6215 Lot 21

The approximate amount of the current Judgment lien is \$439,357.93 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135410/2023

Steven David Cohn, Esq., Referee.

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

Dated: 11/4/2025 File Number: 23-300950 CA

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

-----X
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR SECURITIZED
ASSET BACKED RECEIVABLES LLC TRUST 2005-
FR2 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-FR2

INDEX NO: 135410/2023

AFFIRMATION OF SERVICE

Plaintiff,

-against-

NICHOLAS D'AVANZO III A/K/A NICHOLAS
D'AVANZO A/K/A NICHOLAS DAVANZO III;
ELIZABETH D'AVANZO A/K/A ELIZABETH A.
D'AVANZO A/K/A ELIZABETH DAVANZO;
ELTINGVILLE LANDSCAPING SERVICES INC.;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE;
ELTINGVILLE COMMONS, LLC;
THE EDELSTEINS, FAEGENBURG & BROWN,
LLP; LAURA TOLEDO; TEODORO PINEDA;
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE; JOHN DOE S/H/A/ JOHN DOE
#1

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this  day of December 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 Suffolk County and that on December 2, 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 addresses below:

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO A/K/A NICHOLAS DAVANZO
III
11 JADE COURT
STATEN ISLAND, NEW YORK 10309

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO A/K/A NICHOLAS DAVANZO
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CRAWFORD DESANTIS MANCUSO, LLP
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STATEN ISLAND, NEW YORK 10314
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ONE COMMERCE PLAZA, 99 WASHINGTON AVENUE
ALBANY, NEW YORK 12231

SAMUEL KATZ, ESQ.

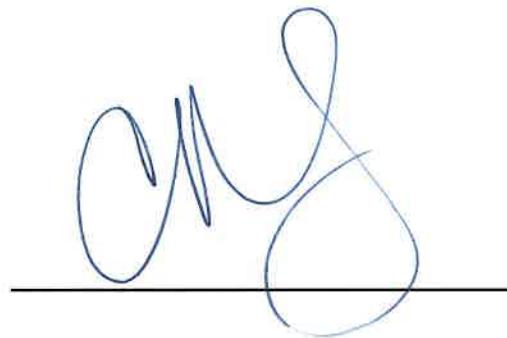
ATTORNEY FOR LAURA TOLEDO AND TEODORO PINEDA
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271 CADMAN PLAZA EAST
BROOKLYN, NEW YORK 11201
VIA NYSCEF

JOHN DOE S/H/A JOHN DOE # 1
86 MOSELY AVENUE
STATEN ISLAND, NEW YORK 10312

Steven David Cohn, Esq., Referee
16 Court Street, Ste. 2304
Brooklyn, New York 11241

Dated: December 2, 2025

A handwritten signature in blue ink, appearing to read "SDC". It is written in a cursive, fluid style with a horizontal line underneath it.

Index No. 135410/2023

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

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2005-FR2 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-FR2

PLAINTIFF,

-AGAINST-

NICHOLAS D'AVANZO III A/K/A NICHOLAS D'AVANZO
A/K/A NICHOLAS DAVANZO III;
ELIZABETH D'AVANZO A/K/A ELIZABETH A. D'AVANZO
A/K/A ELIZABETH DAVANZO;
ELTINGVILLE LANDSCAPING SERVICES INC.;
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE;
ELTINGVILLE COMMONS, LLC;
THE EDELSTEINS, FAEGENBURG & BROWN, LLP;
LAURA TOLEDO; TEODORO PINEDA;
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE; JOHN DOE S/H/A/ JOHN DOE #1

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
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