

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

PROVIDENT BANK F/K/A THE PROVIDENT BANK, Plaintiff against

BARBARA CARUSO AS CO-GUARDIAN FOR JADEN BURKE-OMARO, et al
Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800,
Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered October 10, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on January 22, 2026 at 10:00 AM. Premises known as 32 Regal Walk a/k/a 32 South Avenue, Unit 14, Staten Island, NY 10303. Block 1651 Lot 1014. 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. Approximate Amount of Judgment is \$248,582.65 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135471/2024.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Toni Ann Christine Barone, Esq., Referee

File # QPVNY005