

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC REMIC TRUST, SERIES 2009-3, Plaintiff against

THE UNKNOWN HEIRS-AT-LAW, NEXT OF KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST, AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER BY OR THROUGH THE DECEDED ROBERT HAMBRICK A/K/A ROBERT E. HAMBRICK, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN, 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 5, 2023, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on February 19, 2026 at 10:00 AM. Premises known as 482 Henderson Avenue, Staten Island, New York 10310. Block 139 Lot 12. 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 \$967,352.65 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135162/2013.

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.

Joan Tremer, Esq., Referee

File # LHFJN016