

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND

BANK OF AMERICA, N.A., Plaintiff

AGAINST

DONALD A. NADER, LOUISE NADER, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 6, 2020, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on January 22, 2026 at 10:00 AM, premises known as 152 Rice Avenue, Staten Island, NY 10314. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 335, Lot 4. Approximate amount of judgment \$522,347.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135974/2015.

Adam C. Kandell, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

15-003675

SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

Index No.: 135974/2015

Client's File No.: 15-003675

BANK OF AMERICA, N.A., Plaintiff

vs.

DONALD A. NADER, LOUISE NADER, ET AL.,  
Defendant(s)

**AFFIRMATION OF SERVICE BY MAIL**

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on December 23, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

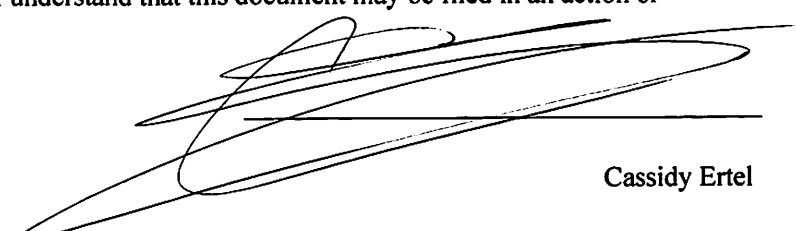
Adam C. Kandell, Esq.  
2141 Richmond Road,  
Staten Island, NY 10306

Richard A. Rosenzweig, Esq.  
Attorney for Defendant Louise Nader  
57 Beach Street, Suite 3  
Staten Island, NY 10304-2799

Richard A. Rosenzweig, Esq.  
Attorney for Defendant Donald A Nader  
57 Beach Street, Suite 3  
Staten Island, NY 10304-2799

Ronald P. Labeck, Esq.  
Attorney for Defendant Richmond County Savings  
Bank  
401 Franklin Avenue, Suite 300  
Garden City, NY 11530

I affirm on December 23, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel