

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

NATIONSTAR MORTGAGE, LLC, Plaintiff

AGAINST

YEFIM SAKHAROVICH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 9, 2023, 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 151 Rolling Hill Green, Staten Island, NY 10312. All that certain plot, lot 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: 6017 Lot: 1065 Unit: 74. Approximate amount of judgment \$301,735.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135495/2018.

Richard Freeman, Esq., Referee

Tromberg, Miller, Morris & Partners, PLLC

39 Broadway, Suite 1250

New York, NY 10006

25-000438

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

Index No.: 135495/2018

Client's File No.: 25-000438

NATIONSTAR MORTGAGE, LLC, Plaintiff

vs.

YEFIM SAKHAROVICH, 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:

Richard E. Freeman, Esq.
470 Lighthouse Ave,
Staten Island, NY 10306

Yefim Sakharovich
151 Rolling Hill Green
Staten Island, NY 10312

Christopher H. Otterbeck, Esq.
Attorney for Defendants Board of Managers of the Rolling Hills Condominium I and Rolling Hills
Condominium I
939 Huguenot Avenue
Staten Island, NY 10312

John Doe #1
151 Rolling Hill Green
Staten Island, NY 10312

John Doe #2
151 Rolling Hill Green
Staten Island, NY 10312

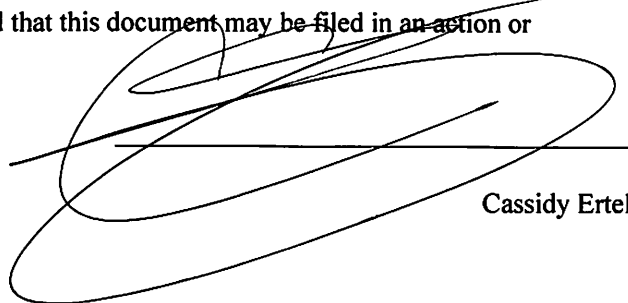
John Doe #3
151 Rolling Hill Green
Staten Island, NY 10312

John Doe #4
151 Rolling Hill Green
Staten Island, NY 10312

John Doe #5
151 Rolling Hill Green
Staten Island, NY 10312

Occupant
151 Rolling Hill Green
Staten Island, NY 10312

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.

A handwritten signature in black ink, appearing to read "Cassidy Ertel", is written over a horizontal line. The signature is stylized with large, sweeping loops.

Cassidy Ertel