

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

MAGERICK, LLC, Plaintiff against

JAMES D. HENRY, 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 November 25, 2024, and amended on June 25, 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 December 18, 2025 at 10:00 AM. Premises known as 7281 Amboy Rd, Staten Island, NY 10307. Block 8042 Lot 12. All that certain plot, piece or parcel of land, with the building 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 \$364,563.71 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 130961/2009.

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.

Peter Weinman, Esq., Referee

File # LHFJN021