

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff against

CAROL J. FERRARI A/K/A CAROL FERRARI, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230, Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered November 17, 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 12 Temple Court, Staten Island, NY 10314. Block 2625 Lot 151. 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 and the County of Richmond in the City and State of New York. Approximate Amount of Judgment is \$282,038.72 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135367/2018. For sale information, please visit www.Auction.com or call (800) 280-2832.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the sale including but not limited to wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

Christopher J. Fitzpatrick, Esq., Referee

File # NY201800000765-1