

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WELLS FARGO BANK, N.A., AS SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, FSB, F/K/A WORLD SAVINGS BANK, FSB., Plaintiff, vs. TINAMARIE GUARNERA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 17, 2017, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on December 4, 2025 at 10:00 a.m., premises known as 207 Brighton Street, Staten Island, NY 10307. 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, Block 7891 and Lot 65. Approximate amount of judgment is \$1,014,150.95 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130169/10. Cash will not be accepted.

Thomas S. Kyle, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,
Attorneys for Plaintiff