

## NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

NOTABLE CAPITAL FUND, LLC, Plaintiff against

MARYANNE SPARNROFT A/K/A MARYANNE BANCKER A/K/A MARY ANNE BANCKER, 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 April 29, 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 July 10, 2025 at 10:00 AM. Premises known as 78 Simonson Avenue, Staten Island, NY 10303. Block 1186 Lot 108. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Richmond, City and State of New York. Approximate Amount of Judgment is \$52,049.47 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135022/2020.

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.

James Donlon, Esq., Referee

File # NY201900001064-1