

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF RICHMOND

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HSBC BANK USA, N.A., AS INDENTURE Index No: 131695/2009
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2007-1 NOTICE OF SALE

Plaintiff.

-against-

JOSEPH GENOVA; CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD;
CITY OF NEW YORK PARKING
VIOLATIONS BUREAU; CITY OF NEW
YORK TRANSIT ADJUDICATION BUREAU;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;
MICHAEL DEARPEACE; ANGELA
DEMARCO;
ELIZABETH VALARI; MICHAEL VALARI,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 332 Saint Johns
Avenue, Staten Island, New York 10305 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: February 26 2025
Melville, NY

By: MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
City of New York Environmental Control Board
66 JOHN STREET, 10TH FLOOR
NEW YORK, NEW YORK 10038

City of New York Parking Violations Bureau
100 CHURCH STREET
NEW YORK, NEW YORK 10007

City of New York Transit Adjudication Bureau
130 LIVINGSTON STREET
BROOKLYN, NEW YORK 11201

New York State Department of Taxation and Finance
400 OAK STREET
GARDEN CITY, NEW YORK 11530

Michael Dearpeace
332 SAINT JOHNS AVE., 2ND FLOOR
STATEN ISLAND, NEW YORK 10305

Angela Demarco
332 SAINT JOHNS AVE., 2ND FLOOR
STATEN ISLAND, NEW YORK 10305

Elizabeth Valari
332 SAINT JOHNS AVE., 1ST FLOOR
STATEN ISLAND, NEW YORK 10305

Michael Valari
332 SAINT JOHNS AVE., 1ST FLOOR
STATEN ISLAND, NEW YORK 10305

Meryl L. Wenig
Wenig Saltiel LLP
26 Court Street, Suite 1200
Brooklyn, New York 11242
Attorney for Joseph Genova

Joseph Genova
6 22nd Street
Jericho, NY 11753

Joseph Genova
332 Saint Johns Ave.
Staten Island, NY 10305

Michael Comporeale, Referee
1688 Victory Blvd, Suite 201
Staten Island, New York 10314

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1

Plaintiff,

Against

JOSEPH GENOVA; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/01/2024, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 3/20/2025 at 10:00AM, premises known as 332 Saint Johns Avenue, Staten Island, New York 10305, And Described As Follows:

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 3012 Lot 1

The approximate amount of the current Judgment lien is \$597,604.55 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 131695/09

MICHAEL CAMPOREALE, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 2/5/2025 File Number: 560-2335 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF RICHMOND

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HSBC BANK USA, N.A., AS INDENTURE

TRUSTEE FOR THE REGISTERED NOTEHOLDERS INDEX NO: 131695/2009
OF RENAISSANCE HOME EQUITY LOAN TRUST
2007-1

Plaintiff,

AFFIRMATION OF SERVICE

-against-

JOSEPH GENOVA; CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD;
CITY OF NEW YORK PARKING VIOLATIONS
BUREAU; CITY OF NEW YORK TRANSIT
ADJUDICATION BUREAU; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE;
MICHAEL DEARPEACE; ANGELA DEMARCO;
ELIZABETH VALARI; MICHAEL VALARI,

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 26th day of February 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on February 26, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

City of New York Environmental Control Board
66 JOHN STREET, 10TH FLOOR
NEW YORK, NEW YORK 10038

City of New York Parking Violations Bureau
100 CHURCH STREET
NEW YORK, NEW YORK 10007

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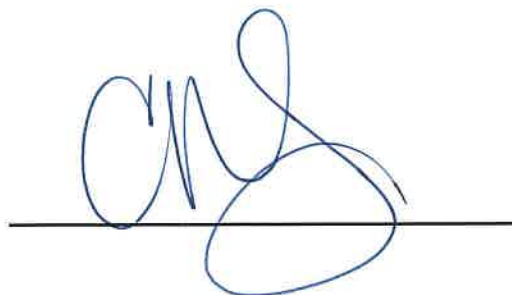
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Dated: February 26, 2025



Index No. 131695/2009

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND**

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF RENAISSANCE HOME
EQUITY LOAN TRUST 2007-1

PLAINTIFF,

-AGAINST-

JOSEPH GENOVA; CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD;
CITY OF NEW YORK PARKING VIOLATIONS BUREAU; CITY
OF NEW YORK TRANSIT ADJUDICATION BUREAU; NEW
YORK STATE DEPARTMENT OF TAXATION AND FINANCE;
MICHAEL DEARPEACE; ANGELA DEMARCO;
ELIZABETH VALARI; MICHAEL VALARI,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

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