

## **NOTICE OF SALE**

SUPREME COURT, COUNTY OF RICHMOND

The Board of Managers of The Hills at Grasmere Condominium II, Plaintiff,

AGAINST

Ru Wang, Citibank, N.A., Board of Directors of the Hills At Grasmere Homeowner's Association, Inc., Transit Adjudication Bureau, and City of New York Department of Finance Parking Violations Bureau, Defendants

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 14 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112, Staten Island, New York 10301 on February 6, 2025 at 10:00A.M., the premises known as 73 Claradon Lane, Unit 110, Staten Island, New York 10305. All that certain plot, piece, or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 3024 Lot: 1110. Approximate amount of judgment \$15,069.68 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index 150642/2021. Cash will not be accepted at the sale.

The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks, and screening practices in effect at the time of this foreclosure sale.

Kevin McKernan. Esq., Referee

Attorney for Plaintiffs: Alishahi, Conti & Gallagher, P.C., 3925 Hylan Boulevard, Staten Island, New York 10308

**AFFIDAVIT OF SERVICE BY REGULAR MAIL**

State of New York     )  
                                  )  
County of Richmond    )     ss.:

STEVEN D. DEMIZIO, being duly sworn, deposes and says:

I am not a party to the within action. I am over 18 years of age and maintain an office at:

3925 Hylan Boulevard  
Staten Island, New York 10308

That on the 3 day of January, 2025, I served the:

**NOTICE OF SALE**

upon the following person(s):

Ru Wang  
73 Claradon Lane, Unit 110  
Staten Island, New York 10305

Transit Adjudication Bureau  
505 Fulton Street, 6<sup>th</sup> Floor  
Brooklyn, New York 11201

Board of Directors of the Hills at Grasmere  
Homeowner's Association Inc.  
c/o Christopher J. Arrigali, P.C.  
1110 South Avenue, Suite 10  
Staten Island, New York 10314

Citibank, N.A.  
701 East 60<sup>th</sup> Street North  
Sioux Falls, SD 57117

City of New York  
Department of Finance  
Parking Violations Bureau  
350 St. Marks Place, First Floor  
Staten Island, New York 10301

by depositing a true copy of the same enclosed in a postpaid properly addressed wrapper as first class mail in an official depository under the exclusive care and custody of the United States Post Office Department within the State of New York.



STEVEN D. DEMIZIO

Sworn to before me on this  
the 3 day of January, 2025

  
Notary Public

CYNTHIA D LUTZ  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LU6265147  
Qualified in Richmond County  
Commission Expires July 9, 2028

**FILED: RICHMOND COUNTY CLERK 02/04/2025 01:15 PM**

NYSCEF DOC. NO. 169

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Aschahi, Conti & Gallagher, P.C.  
8925 Hyatt Boulevard  
Staten Island, New York 10308

Ru Wang  
73 Claradon Lane, Unit 110  
Staten Island, New York 10305

FIRST CLASS



US POSTAGE  
EFT/NET DOWNS  
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JAN 03 2025

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Alishahi, Conti & Gallagher, P.C.  
3925 Hylan Boulevard  
Staten Island, New York 10308

City of New York Dept of Finance  
Parking Violations Bureau  
350 St. Marks Place, 1<sup>st</sup> Floor  
Staten Island, New York 10301

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Atsah, Conti & Gallagher, P.C.  
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Sioux Falls, SD 57117

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Alishah, Conti & Gallagher, P.C.  
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Transit Adjudication Bureau  
505 Fulton Street, 6<sup>th</sup> Floor  
Brooklyn, New York 11201

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4th floor, Conti & Gallagher, P.C.  
625 Hylan Boulevard  
Staten Island, New York 10308

Board of Directors of the Hills at Grasmere HOA  
c/o Christopher J. Arrigali, Esq.  
1110 South Avenue, Suite 78  
Staten Island, New York 10314

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\$ 000.69<sup>00</sup>