

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, MARINERS PAC VENTURES, LLC, Plaintiff, vs.
DIANA FRANCESCHI, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 20, 2024, I, the undersigned Referee will sell at public auction at, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on November 21, 2024, at 10:00 AM, premises known as 18 B DRYER AVENUE, STATEN ISLAND, NY 10314. 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: 2091, Lot: 21. Approximate amount of judgment is \$563,626.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 130081/2014.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

PHILIP MANCUSO, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Intracoastal Abstract Co., Inc.

Search No.:
State NEW YORK
Town/City: Staten Island
County Richmond
Tax Designation Block 2091 Lot 21
Street No.: 18 B Dryer Avenue, Staten Island, N.Y.

SCHEDULE A
DESCRIPTION OF PREMISES

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Bounded and described as follows:

BEGINNING at a point on the southerly side of Dryer Avenue, distant 422.87 feet from the corner formed by the intersection of the southerly side of Dreyer Avenue and the westerly side of Willowbrook Road;

RUNNING THENCE south 07 degrees 37 minutes 50 seconds west, 134.50 feet to a point;

THENCE south 78 degrees 15 minutes 35 seconds east 37.08 feet to the point and place of BEGINNING.

THENCE south 11 degrees 44 minutes 25 seconds west part of the distance through a party wall 36.58 feet to a point;

THENCE south 78 degrees 15 minutes 35 seconds east 23.17 feet to a point;

THENCE north 11 degrees 44 minutes 25 seconds east part of a distance through a party wall 36.58 feet to a point;

THENCE north 78 degrees 15 minutes 35 seconds west 23.17 feet to the point or place of BEGINNING.

----- X

Index No.: 130081/2014

-against-

AFFIDAVIT OF SERVICE

-----X

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

this action.

On October 24th, 2024, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

JACINTO FRANCESCHI
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

ERIK IKHILOV, ESQ.
IKHILOV & ASSOCIATES
ATTORNEY FOR DEFENDANT
DIANA FRANCESCHI
2357 CONEY ISLAND AVENUE
BROOKLYN, NY 11223

NICOLE FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

NICOLE FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
2538 E. 14TH STREET
BROOKLYN, NY 11235

LOUIS FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

LOUIS FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
20 ARCHWOOD COURT
STATEN ISLAND, NY 10309

VANESSA FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
8732 SHERIDAN ROAD
KENOSHA, WI 53143

DOMINICK FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

DOMINICK FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
109 HOOKER PLACE
STATEN ISLAND, NY 10302

DANIELLA FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
FRANCESCHI
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

DANIELLA FRANCESCHI, HEIRS AT LAW OF THE DECENDENT JACINTO
FRANCESCHI
435 NEPTUNE AVENUE, APT. 8H
BROOKLYN, NY 11224

EDWARD R. FINKELSTEIN, ESQ.
CO-COUNSEL FOR DEFENDANT
BOARD OF DIRECTORS OF THE FOREST VIEW AT SOUTH GANNON HOMEOWNERS
ASSOCIATION, INC.
1610 RICHMOND ROAD
STATEN ISLAND, NY 10304

MARTIN M. FILLER, ESQ.
ATTORNEY FOR DEFENDANT
BOARD OF DIRECTORS OF THE FOREST VIEW AT SOUTH GANNON HOMEOWNERS
ASSOCIATION, INC.
1610 RICHMOND ROAD
STATEN ISLAND, NY 10304

MERS AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE
ALBANY, NY 12231

STATEN ISLAND SAVINGS BANK
81 WATER STREET
STATEN ISLAND, NY 10304

CENTEX HOME EQUITY COMPANY, LLC
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE
ALBANY, NY 12231

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

BERNARD J. TORDESILLAS, ESQ.
ATTORNEY FOR DEFENDANT
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
375 PEARL STREET - 30TH FLOOR
NEW YORK, NY 10038

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

JOHN CATANESE
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

MARIA SIMEON
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

LIZZIE DIAZ
18 B DRYER AVENUE
STATEN ISLAND, NY 10314

PHILIP MANCUSO, ESQ
REFEREE
900 SOUTH AVENUE, SUITE 204
STATEN ISLAND, NY 10314

RICHMOND COUNTY CLERKS OFFICE
130 STUYVESANT PL
STATEN ISLAND, NY 10301

ANY AND ALL OCCUPANTS
18 B DRYER AVENUE
STATEN ISLAND, NY 10314



Christopher Then

Sworn to before me on this 24th day

of October, 2024


NOTARY PUBLIC

