

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

LEILA HAIDER, YVONNE HENNEGAN AS HEIR TO THE ESTATE OF DANIEL HENNEGAN, PUBLIC ADMINISTRATOR OF RICHMOND COUNTY AS ADMINISTRATOR OF THE ESTATE OF DANIEL HENNEGAN, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 3, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on February 20, 2025 at 10:00AM, premises known as 26 Prospect Avenue, Staten Island, NY 10301. 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 80 Lot 3. Approximate amount of judgment \$382,883.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135011/2023. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Anthony J. Lamberti, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-004188

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

22-004188**Index No. 135011/2023**

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, N.A., Plaintiff

vs.

LEILA HAIDER, YVONNE HENNEGAN AS HEIR TO THE ESTATE OF DANIEL HENNEGAN, PUBLIC ADMINISTRATOR OF RICHMOND COUNTY AS ADMINISTRATOR OF THE ESTATE OF DANIEL HENNEGAN, ET AL., Defendant(s)

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on January 21, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

**Anthony J. Lamberti, Esq.
900 South Avenue, Suite 401
Staten Island, NY 10314**

**Leila Haider
26 Prospect Avenue
Staten Island, NY 10301**

**Yvonne Hennegan
354 Van Siclen Avenue
Brooklyn, NY 11207**

**Public Administrator of Richmond County as Administrator of the Estate of Daniel Hennegan
130 Stuyvesant Place, #402
Staten Island, NY 10301**

**Lisa S. Osorio, Esq.
Attorney for Defendant NEW YORK CITY PARKING VIOLATIONS BUREAU
375 Pearl Street, 30th Floor
New York, NY 10038**

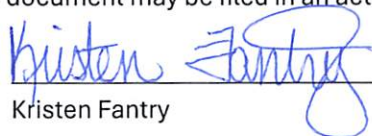
Lisa S. Osorio, Esq.

Attorney for Defendant NEW YORK CITY ENVIRONMENTAL CONTROL BOARD

375 Pearl Street, 30th Floor

New York, NY 10038

I affirm on, January 21, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.


Kristen Fantry