

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

-----X
POWELL SI LLC,

Plaintiff,

Index No. 135523/2019

- against -

PETER GREENBLUM; JACLYN VICTOR; SANTANDER
BANK N.A.; UNITED STATES OF AMERICA OBO
INTERNAL REVENUE SERVICE; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,

NOTICE OF SALE

Defendants.

-----X
PLEASE TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale dated July 1, 2024 and entered in the Richmond County Clerk's office on July 8, 2024, I will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, New York, Room 112, on September 26, 2024 at 10:00 a.m., 14 Powell Lane, Staten Island, NY 10312 (Block 6106, Lot 356). Approx. amt of judgment is \$1,138,613.09 plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Ian Berliner, Esq., Referee

Dated: Cedarhurst, New York
August 1, 2024

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis

Aviva Francis

Evan M. Newman

377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516

Tel: 516-545-0343

Fax: 212-671-1883

Email: avfrancis@jntllp.com

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

-----X
POWELL SI LLC,

Plaintiff,

Index No. 135523/2019

- against -

PETER GREENBLUM; JACLYN VICTOR; SANTANDER
BANK N.A.; UNITED STATES OF AMERICA OBO
INTERNAL REVENUE SERVICE; NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,

Defendants.
-----X

AFFIRMATION OF SERVICE

Aviva Francis, an attorney duly admitted to practice before the Courts of this State, affirms the following under penalty of perjury: I am over the age of eighteen and not a party to this action. On August 1, 2024, I caused the Notice of Sale to be served via email (NYSCEF) on:

PETER GREENBLUM

Joseph J. Haspel, PLLC
39 Casimer Road,
Middletown, NY 10941
Phone:845-694-4409
E-mail:jhaspel@haspellaw.net

JACLYN VICTOR

Joseph J. Haspel, PLLC
39 Casimer Road,
Middletown, NY 10941
Phone:845-694-4409
E-mail:jhaspel@haspellaw.net

SANTANDER BANK N.A.

Stein Wiener & Roth, L.L.P.
1400 Old Country Road, Suite 315
Westbury, NY 11590

groth@hhstein.com

**UNITED STATES OF AMERICA
OBO INTERNAL REVENUE SERVICE**

Beth Patricia Schwartz
E-mail:beth.schwartz@usdoj.gov

On August 1, 2024, the following was served in a post-paid wrapper under the exclusive care and custody of the United State Post Office by regular first-class mail on:

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE

Building # 9,
W.A. Harriman Campus
Albany, New York 12227

PETER GREENBLUM

14 Powell Lane Staten Island, NY 10312

JACLYN VICTOR

14 Powell Lane Staten Island, NY 10312

Dated: August 1, 2024

/s/ Aviva Francis
Aviva Francis, Esq.