

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. RICHARD TOBING AS TRUSTEE OF THE VICOR LAND TRUST, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated March 4, 2025 and entered on March 5, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on June 12, 2025 at 10:00 a.m., 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 633 and Lot 52.

Said premises may also be known as 74 Osgood Avenue, Staten Island, NY.

Approximate amount of judgment is \$11,337.11 plus interest and costs on the 2017 Tax Lien, \$8,968.17 plus interest and costs on the 2018 Tax Lien, and \$11,183.28 plus interest and costs on the 2019 Tax Lien.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #151947/2023.

James H. Birch, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK  
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

RICHARD TOBING AS TRUSTEE OF THE VICOR LAND  
TRUST, BARURAO DODDAPANENI, SESHU KANURI, CITY  
OF NEW YORK ENVIRONMENTAL CONTROL BOARD,

Defendants.

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**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 633; Lot: 52**

a/k/a 74 Osgood Avenue  
Staten Island, New York

STATE OF NEW YORK     )  
COUNTY OF NEW YORK   ) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 60 East 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 4th day of April, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Richard Tobing as Trustee  
of the Vicor Land Trust  
74 Osgood Avenue  
Staten Island, NY 10304

-and-

427 Britton Avenue  
Staten Island, NY 10304

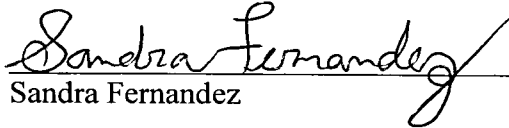
Barurao Doddapaneni  
12221 Regal Lily Lane  
Orlando, FL 32827

Seshu Kanuri  
28502 Eli Eagle Street  
Katy, TX 77494

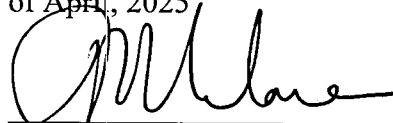
Michele Mirro, of Counsel to the Special Assistant Corporation Counsel  
Attorney for New York City Department of Finance  
o/b/o Defendant City of New York Environmental Control Board  
Office of Legal Affairs  
375 Pearl Street – 30<sup>th</sup> Floor  
New York, NY 10038

James H. Birch, Esq. as Referee  
1189 Forest Avenue  
Staten Island, NY 10310

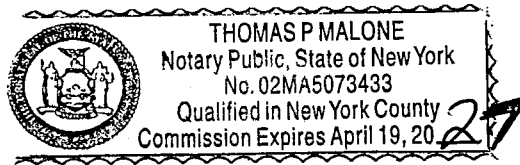
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 4<sup>th</sup> day  
of April, 2025



Notary Public



\*\*\* Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. \*\*\*

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

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NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

RICHARD TOBING AS TRUSTEE OF THE VICOR LAND TRUST, BARURAO DODDAPANENI, SESHU  
KANURI, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

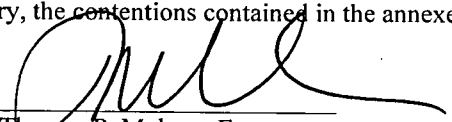
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
Phone: (212) 867-0500  
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.

  
Thomas P. Malone, Esq.