

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF NEW YORK**

**WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME  
MORTGAGE, INC., Plaintiff**

**AGAINST**

**DOUGLAS E. SEWER, INDIVIDUALLY AND SURVIVING JOINT TENANT OF JOSEPH K.  
SEWER, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered January 14, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on May 21, 2025 at 2:15PM, premises known as 81 West 119 Street, New York, NY 10026. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City, County and State of New York, Block 1718 Lot 108. Approximate amount of judgment \$1,333,945.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850001/2010.

**Christy M. Demelfi, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**00-161915**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK

00-161915  
Index No. 850001/2010

AFFIRMATION OF SERVICE BY MAIL

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WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff  
vs.  
DOUGLAS E. SEWER, INDIVIDUALLY AND SURVIVING JOINT TENANT OF JOSEPH K. SEWER, ET AL., Defendant(s)

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Devin DeFrank, 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 April 18, 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:

Christy M. Demelfi, Esq.  
2280 Grand Avenue, Suite 202  
Baldwin, NY 11510

Julio E. Portilla, Esq.  
Attorney for Defendant Douglas E. Sewer  
111 Broadway  
New York, New York 10006

Joy Anakhu, Esq.  
Attorney for Defendant Department of Housing Preservation & Development  
100 Church Street  
New York, New York 10007

I affirm on April 18, 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.

  
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Devin DeFrank