

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. RAAH PROPERTY
HOLDINGS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 18, 2025, I, the undersigned Referee will sell at public auction at the Terrace of Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301 on May 29, 2025 at 10:00 AM, premises known as 15 GRANDVIEW AVENUE, STATEN ISLAND, NY 10303. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, Block: 1253, Lot: 53. Approximate amount of judgment is \$389,055.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135191/2022.

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.

JAMES DONLON, Esq., Referee

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

Title No:

Schedule A Description

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Grandview Avenue distant 102.50 feet southerly from the corner formed by the intersection of the easterly side of Grandview Avenue and the southerly side of Richmond Terrace (80 feet wide); running

THENCE south 78 degrees 34 minutes 33 seconds east and part of the distance through a party wall, 74.50 feet

THENCE south 11 degrees 45 minutes 33 seconds west, 13.33 feet to a point;

THENCE North 78 degrees 34 minutes 33 seconds West and part of the distance through a party wall, 74.42 feet to a point on the easterly side of Grandview Avenue;

THENCE northerly along the easterly side of Grandview Avenue, 13.33 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part, in and to the land lying in the street in front of and adjoining said premises.

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ROBERT M. LINK, ESQ.
DAVID A. GALLO & ASSOCIATES LLP
ATTORNEY FOR DEFENDANT
STANDARD FEDERAL BANK
47 HILLSIDE AVENUE, 2ND FLOOR
MANHASSET, NY 11030

JANE DOE (REFUSED NAME)
15 GRANDVIEW AVENUE
STATEN ISLAND, NY 10303

JANIE MCGRIER
15 GRANDVIEW AVENUE
STATEN ISLAND, NY 10303

JAMES DONLON, ESQ.
REFEREE
390 OAKLAND AVE
STATEN ISLAND, NY 10310

ANY AND ALL OCCUPANTS
15 GRANDVIEW AVENUE
STATEN ISLAND, NY 10303

BC

Brandon Chavez

Sworn to before me on this 29th day

of April, 2025

[Signature]
NOTARY PUBLIC

