

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Plaintiff,

Against

UNKNOWN HEIRS TO THE ESTATE OF KATHERINE HEALY, et al.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 07/07/2022, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 5/4/2023 at 10:00AM, premises known as 23A Gardenia Lane, A.K.A. 23A Gardenia Lane, Unit 22, Staten Island, New York 10314, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being part of A Condominium In The Borough Of Staten Island, County Of Richmond, City And State Of New York, known and designated as Unit No. 22 together with 1.30% undivided interest in the common elements of the condominium.

Block 2401 Lot 1302

The approximate amount of the current Judgment lien is \$355,951.35 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135033/2014

Ann Marie Menna, Esq., Referee.

McCabe, Weisberg & Conway, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 3/3/2023 File Number: 548-0159 LD

SUPREME COURT THE STATE OF NEW YORK
COUNTY OF RICHMOND

-----X
NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,

Index No: 135033/2014

Plaintiff

AFFIDAVIT OF SERVICE

-against-

UNKNOWN HEIRS TO THE ESTATE OF
KATHERINE HEALY, ET. AL.

Defendants.

-----X
STATE OF NEW YORK,
COUNTY OF WESTCHESTER.

Christina Hussey being duly sworn, says: that I am over the age of eighteen years and am not a party herein, that I reside in Westchester County and that on the 04th day of April, 2023, served a copy of the within

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upon the parties hereinafter named at the places hereinafter stated and set opposite their name by first class mail by depositing same in a properly enclosed, post-paid, properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Post Office Department within the State of New York, directed to be said parties at their last known addresses given below.

Unknown Heirs of the Estate of Katherine Healy
23A Gardenia Lane
Staten Island, New York 10314

New York City Transit Adjudication Bureau
130 Livingston Street
Brooklyn, New York 11201

New York City Parking Violations Bureau
100 Church Street
New York, New York 10007

Robert L. Capers, Esq.
Counsel for United States of America, Internal Revenue Services
Easter District of New York
271 Cadman Plaza East
Brooklyn, New York 11201

Howard M. File, Esq.
Counsel for Board of Managers of Honey Bee Condominium II
260 Christopher Lane, Suite 102
Staten Island, New York 10314

Honey Bee Condominium II
1880 Hylan Boulevard #2L-1
Staten Island, New York 10305

New York State Department of Taxation and Finance
Harriman State Campus, Building 9
Albany, New York 12227

Kathleen Cren Maher, Esq.
Counsel for New York Community Bank Successor in Interest to Roosevelt Savings Bank
Stagg, Terenzi, Confusione & Wabnik, LLP
401 Franklin Avenue,
Garden City, New York 11530

Secretary of Housing and Urban Development
271 Cadman Plaza East
Brooklyn, New York 11201

Maureen Healy Babcock as Heir to the Estate of Katherine Healy
114 School House Ct C
Milford, Pennsylvania 18337

Eileen Healy as Heir to the Estate of Katherine Healy
8300 Wisconsin Avenue
#822 Bethesda, Maryland 20814

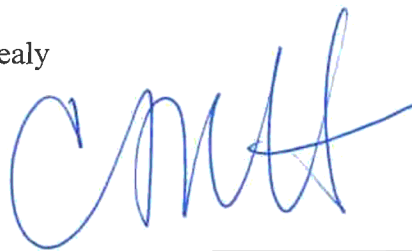
Elizabeth Healy Palmisano as Heir to the Estate of Katherine Healy
29 Sand Pond Road
Hamburg, New Jersey 07419

Ann Marie Menna, Esq.
As Referee
215B Joline Avenue
Staten Island, New York 10307

Toni Ann Barone, Esq.
As Guardian Ad Litem & Military Attorney
43 New Dorp Plaza
Staten Island, New York 10306

Thomas M. Healy as Heir to the Estate of Katherine Healy
731 SW 134th Ter
Fort Lauderdale, Florida 33325

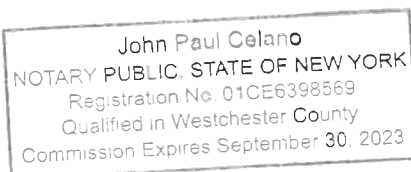
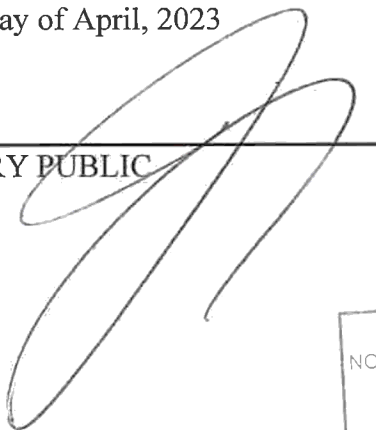
Robert M. Healy as Heir to the Estate of Katherine Healy
23A Gardenia Lane a/k/a 23A Gardenia, Unit 22
Staten Island, New York 10314



Christina Hussey

Sworn to me on this
6 day of April, 2023

NOTARY PUBLIC



Index No. 135033/2014

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

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY,

PLAINTIFF,

-AGAINST-

UNKNOWN HEIRS TO THE ESTATE OF KATHERINE
HEALY, ET. AL.

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF
10 Midland Ave, Suite 205
Port Chester, NY 10573
914.636.8900
914.636.8901 facsimile
