

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff
AGAINST**

CARLOS ASTUDILLO, JOANNY ASTUDILLO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 12, 2023, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on September 26, 2024 at 10:00AM, premises known as 4 Wood Lane, Staten Island, NY 10307. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Richmond, City and State of New York, Block 7996, Lot 1. Approximate amount of judgment \$905,296.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135553/2018. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Christopher H. Benbow, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

18-005256

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

18-005256

Index No. 135553/2018

AFFIRMATION OF SERVICE BY MAIL

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff

vs.

CARLOS ASTUDILLO, JOANNY ASTUDILLO, ET AL., Defendant(s)

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 August 27, 2024, 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:

Christopher H. Benbow, Esq.

140 Nixon Ave

Staten Island, NY 10304

Carlos Astudillo

4 Wood Lane

Staten Island, NY 10307

Joanny Astudillo

4 Wood Lane

Staten Island, NY 10307

I affirm on, August 27, 2024 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.



Devin DeFrank