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September 24, 2024

Edwina Frances Martin, Esq.  
*Public Administrator for the Estate of*  
*Terese Melchiorri*  
130 Stuyvesant Place, #402  
Staten Island, NY 10301

Joseph Melchiorri  
18 Annapolis Drive  
Manalapan, NJ 07726

Deborah DeAugusta  
91 Bentley Street  
Staten Island, NY 10307

Steven Melchiorri  
505 Lenape Trail  
Brielle, NJ 08730

Salvatore Coco  
13359 Coluccio Street  
Venice, FL 34293

Occupant  
42 Robinson Avenue  
Staten Island, NY 10312

Thomas Coco  
137 Eltingville Blvd  
Staten Island, NY 10312

Jeffrey Lisnow, Esq.  
*Court-Appointed Referee*  
207 Forest Avenue  
Staten Island, NY 10301

Re: Wells Fargo Bank, N.A., etc. vs. Estate of Terese Melchiorri, et al.  
Index #: 130779/2011

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,  
WOODS OVIATT GILMAN LLP

*Amanda Sims*

Amanda Sims  
Clerk

***This letter is an attempt to collect a debt. Any information will be used for that purpose.***

100624-2

Wells Fargo Bank, N.A., etc. v. Estate of Terese Melchiorri, et al.  
Richmond County Supreme Court, Index #: 130779/2011

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF RICHMOND

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WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO  
WACHOVIA MORTGAGE, FSB, FORMERLY KNOWN AS  
WORLD SAVINGS BANK, FSB,

**NOTICE OF SALE IN  
FORECLOSURE**

Plaintiff,

v.

RICHMOND COUNTY PUBLIC ADMINISTRATOR AS  
ADMINISTRATOR OF THE ESTATE OF TERESE  
MELCHIORRI A/K/A TERESA MELCHIORRI, ET AL,

Defendants.

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PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Richmond County on August 8, 2024, I, Jeffrey Lisnow, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on October 24, 2024 at the Richmond County Supreme Court, Room 112, 18 Richmond Terrace, Staten Island, NY 10301, at 10:00 AM the premises described as follows:

42 Robinson Avenue  
Staten Island, NY 10312  
Block 5316 Lot 36

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Staten Island, County of Richmond, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 130779/2011 in the amount of \$758,312.94 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's 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. Only Bank or certified check, or money order, payable to the Referee will be accepted for the downpayment. No third party check or cash will be accepted.

Woods Oviatt Gilman LLP  
Attorneys for Plaintiff  
500 Bausch & Lomb Place  
Rochester, NY 14604  
Tel.: 855-227-5072

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