

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. PAUL DANA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated October 2, 2024 and entered on October 8, 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on December 5, 2024 at 10:00 a.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 114 and Lot 1.

Said premises may also be known as 89 Oxford Place a/k/a 381 Woodstock Avenue, Staten Island, NY.

Approximate amount of judgment is \$32,179.03 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #151334/2022.

Charles C. DeStefano, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

NYCTL 2021-A TRUST and THE BANK OF NEW YORK  
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

PAUL DANA, CITY OF NEW YORK ENVIRONMENTAL  
CONTROL BOARD, HOPE LONG,

Defendants.

Index No. 151334/2022

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 114; Lot: 1**

a/k/a 89 Oxford Place

a/k/a 381 Woodstock Avenue

Staten Island, New York

STATE OF NEW YORK     )  
COUNTY OF NEW YORK   ) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 60 East 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 24<sup>th</sup> day of October, 2024, deponent served the within:

**NOTICE OF SALE**

upon the following named persons in the above entitled action at the addresses given below:

Paul Dana  
89 Oxford Place  
a/k/a 381 Woodstock Avenue  
Staten Island, NY 10301

Lisa S. Osorio, of Counsel to the Special Assistant Corporation Counsel  
Attorney for New York City Department of Finance  
o/b/o Defendant City of New York Environmental Control Board  
Office of Legal Affairs  
375 Pearl Street – 30<sup>th</sup> Floor  
New York, NY 10038

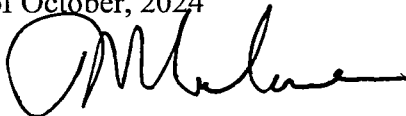
Hope Long  
89 Oxford Place  
a/k/a 381 Woodstock Avenue  
Staten Island, NY 10301

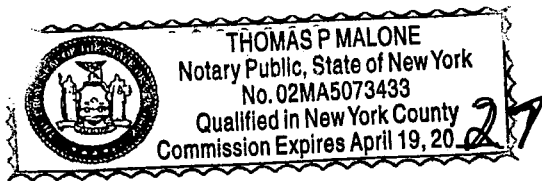
Charles C. DeStefano, Esq. as Referee  
1082 Victory Boulevard  
Staten Island, NY 10301

at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 24<sup>th</sup> day  
of October, 2024

  
Notary Public



**\*\*\* Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. \*\*\***

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

Index No. 151334/2022

NYCTL 2021-A TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

PAUL DANA, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, HOPE LONG,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
Phone: (212) 867-0500  
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.