NYSCEF DOC. NO. 145

INDEX NO. 130489/2012

RECEIVED NYSCEF: 01/09/2025

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, BAYVIEW LOAN SERVICING LLC, Plaintiff, vs.

STANISLAV SMIRNOV, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 27, 2017, I, the undersigned Referee

will sell at public auction at Room 112, 18 Richmond Terrace, Staten Island NY 10301 on February 6,

2025, at 10:00 AM, premises known as 22 KERMIT AVENUE, STATEN ISLAND, NY 10305. 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, City and State of New York, Block: 3236, Lot: 52. Approximate

amount of judgment is \$400,568.88 plus interest and costs. Premises will be sold subject to provisions of

filed Judgment Index # 130489/2012.

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.

DUANE FELTON, Esq., Referee

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

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ALL that certain plots piece or parcel of land situate, lying and being in the Borough of Staten Island. City County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Kermit Avenue, distant 228.14 feet westerly from the corner formed by the intersection of the southerly side of Kermit Avenue and the westerly side of Norway Avenue;

RUNNING THENCE South 25 degrees 49 minutes 49 seconds East and part of the distance through a party wall, 85,17 feet.

THENCE South 64 degrees 05 minutes 02 seconds West 25:00 feet.

THENCE North, 25 degrees 49 minutes 49 seconds West and part of the distance through a party wall, 85-17 feet to the southerly side of Kermit Avenue;

THENCE along the southerly side of Kermie Avenue, North 64 degrees 05 minutes 02 seconds East, 25.00 feet to the point or place of BEGINNING.

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF RICHMOND ----X BAYVIEW LOAN SERVICING, LLC Index No.: 130489/2012 Plaintiff(s), -against-**AFFIDAVIT OF SERVICE** STANISLAV SMIRNOV, et al Defendant(s). STATE OF NEW YORK)) ss.: COUNTY OF NASSAU) Christopher Then, being duly sworn, deposes and says: I am over 18 years of age, reside in the State of New York and I am not a party to this action. Q, 7h 2025, I enclosed a copy of the annexed **NOTICE** OF SALE 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

ALEXANDER LEVKOVICH, ESQ.
LEVKOVICH AND ASSOCIATES, P.C.
ATTORNEY FOR DEFENDANT
STANISLAV SMIRNOV
483 CHESTNUT STREET, 1ST FLOOR

within the State of New York to the following parties:

YELENA SMIRNOVA 22 KERMIT AVENUE STATEN ISLAND, NY 10305

CEDARHURST, NEW YORK 11516

JPMORGAN CHASE BANK, NA CT CORPORATION SYSTEM 111 8TH AVENUE, FL 13 NEW YORK, NY 10011

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CITIBANK, NA 600 OLD COUNTRY ROAD GARDEN CITY, NY 11530

CITIBANK, (SD) NA 600 OLD COUNTRY ROAD GARDEN CITY, NY 11530

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD 100 CHURCH STREET, 4TH FLOOR NEW YORK, NY 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU 100 CHURCH STREET, 4TH FLOOR NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU 130 LIVINGSTON STREET BROOKLYN, NY 11201

VLAD SMIRNOV 22 KERMIT AVENUE STATEN ISLAND, NY 10305

DUANE FELTON, ESQ. REFEREE 805 CASTLETON AVE STATEN ISLAND, NY 10310

RICHMOND COUNTY CLERK 130 STUYVESANT PLACE, 2ND FLOOR STATEN ISLAND, NY 10301

ANY AND ALL OCCUPANTS 22 KERMIT AVENUE STATEN ISLAND, NY 10305

Christopher Then

Sworn to before me on this

NOTARY PUBLIC