FILED: RICHMOND COUNTY CLERK 04/29/2025 03:53 PM

NYSCEF DOC. NO. 111

INDEX NO. 135191/2022

RECEIVED NYSCEF: 04/29/2025

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB,

AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. RAAH PROPERTY

HOLDINGS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 18, 2025, I, the undersigned

Referee will sell at public auction at the Terrace of Richmond County Courthouse, Room 112, 18

Richmond Terrace, Staten Island NY 10301 on May 29, 2025 at 10:00 AM, premises known as 15

GRANDVIEW AVENUE, STATEN ISLAND, NY 10303. All that certain plot, piece or parcel of land,

with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond,

City and State of New York, Block: 1253, Lot: 53. Approximate amount of judgment is \$389,055.24 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135191/2022.

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.

JAMES DONLON, Esq., Referee

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

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Title No:

Schedule A Description

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Grandview Avenue distant 102.50 feet southerly from the corner formed by the intersection of the easterly side of Grandview Avenue and the southerly side of Richmond Terrace (80 feet wide); running

THENCE south 78 degrees 34 minutes 33 seconds east and part of the distance through a party wall, 74.50 feet

THENCE south 11 degrees 45 minutes 33 seconds west, 13.33 feet to a point;

THENCE North 78 degrees 34 minutes 33 seconds West and part of the distance through a party wall, 74.42 feet to a point on the easterly side of Grandview Avenue;

THENCE northerly along the easterly side of Grandview Avenue, 13.33 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part, in and to the land lying in the street in front of and adjoining said premises.

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF RICHMOND

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F Plaintiff(s),

Index No.: 135191/2022

-against-

RAAH PROPERTY HOLDINGS, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)

ss.:

COUNTY OF NASSAU)

Brandon Chavez, 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.

On April 24, 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 within the State of New York to the following parties:

JAMES J. TIERNEY, ESQ.
PETROFF AMSHEN LLP
ATTORNEY FOR DEFENDANT
RAAH PROPERTY HOLDINGS
1795 CONEY ISLAND AVENUE, THIRD FLOOR
BROOKLYN, NY 11230

SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 271 CADMAN PLAZA, 7TH FLOOR BROOKLYN, NY 11201

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ROBERT M. LINK, ESQ.
DAVID A. GALLO & ASSOCIATES LLP
ATTORNEY FOR DEFENDANT
STANDARD FEDERAL BANK
47 HILLSIDE AVENUE, 2ND FLOOR
MANHASSET, NY 11030

JANE DOE (REFUSED NAME) 15 GRANDVIEW AVENUE STATEN ISLAND, NY 10303

JANIE MCGRIER 15 GRANDVIEW AVENUE STATEN ISLAND, NY 10303

JAMES DONLON, ESQ. REFEREE 390 OAKLAND AVE STATEN ISLAND, NY 10310

ANY AND ALL OCCUPANTS 15 GRANDVIEW AVENUE STATEN ISLAND, NY 10303

Brandon Chavez

Sworn to before me on this QQ+ day

NOTARY PUBLIC