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September 24, 2024

Jill Schaefer, Esq.  
*Attorney for Defendants Irnina  
Lopatinski & Michael Lopatinski*  
1795 Coney Island Avenue, 3rd Floor  
Brooklyn, NY 11230

John Doe  
228 Moreland Street  
Staten Island, NY 10306

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Staten Island, NY 10306

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228 Moreland Street  
Staten Island, NY 10306

John Doe  
228 Moreland Street  
Staten Island, NY 10306

John Doe  
228 Moreland Street  
Staten Island, NY 10306

Occupant  
228 Moreland Street  
Staten Island, NY 10306

Eric Nelson, Esq.  
*Court-Appointed Referee*  
54 Florence St  
Staten Island, NY 10308

Re: Wells Fargo Bank, N.A., etc. vs. Irnina Lopatinski, et al.  
Index #: 135053/2020

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.***

102373-1

Wells Fargo Bank, N.A., etc. v. Irnina Lopatinski, et al.  
Richmond County Supreme Court, Index #: 135053/2020

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF RICHMOND

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WELLS FARGO BANK, N.A.,

Plaintiff,

v.

IRNINA LOPATINSKI A/K/A LIRINA LOPATINSKI, ET  
AL,

Defendants.

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**NOTICE OF SALE IN  
FORECLOSURE**

**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 7, 2024, I, Eric Nelson, 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:

228 Moreland Street  
Staten Island, NY 10306  
SBL.: 3739-12

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

The premises are sold subject to the provisions of the filed judgment, Index No. 135053/2020 in the amount of \$763,416.32 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.

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

102373-1