

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

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97 BENEDICT ROAD INC.,

Index No. 131430/2009

Plaintiff,

-against-

DIANE MILONE A/K/A DIANE KELLY, ARROW
FINANCIAL SERVICES, LLC A/P/O GE MONEY
BANK, CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD, CITY OF NEW YORK
DEPARTMENT OF TRANSPORTATION PARKING
VIOLATIONS BUREAU,

NOTICE OF SALE

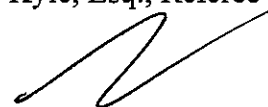
Defendants.

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Pursuant to the Consent Judgment of Foreclosure and Sale (the “JFS”) dated February 2, 2017, and entered on March 17, 2017, and Order Substituting Plaintiff, Extending Time in Which to Hold A Foreclosure Sale and Other Relief (the “Extension Order” and together with the JFS collectively, the “Judgment”) dated and entered on November 7, 2024, in the above entitled action, I, the undersigned Referee will sell at public auction at the Richmond County Supreme Court, located at 18 Richmond Terrace, Room 112, Staten Island, NY 10301, on **December 19, 2024 at 10:00 A.M.**, (the “Foreclosure Auction”) premises known as 97 Benedict Road a/k/a 97 Benedict Avenue, Staten Island, NY 10304 (Block: 867; Lot: 22) (the “Property”) and described in Schedule “A” annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$350,000.00, plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Thomas S. Kyle, Esq., Referee



Kriss & Feuerstein LLP
Attorneys for Plaintiff
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SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF STATEN ISLAND, COUNTY OF RICHMOND, CITY AND STATE OF NEW YORK, AND BEING THE PREMISES KNOWN AS BLOCK 867 LOT 22 ON THE TAX MAP OF SAID BOROUGH OF RICHMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BENEDICT ROAD, 128.69 FEET NORTH OF ITS INTERSECTION WITH THE NORTHWESTERLY CORNER OF BENEDICT ROAD AND CIRCLE ROAD, THE CO-ORDINATES OF WHICH SAID STREET INTERSECTION ARE SOUTH 22434.695 AND WEST 17981.768 AND CO-ORDINATE OF WHICH SAID POINT OF BEGINNING ARE SOUTH 22316.095 AND WEST 18831.727;

RUNNING THENCE NORTH 28° 17' 5" EAST, 195.35 FEET TO A POINT;

THENCE NORTH 22° 56' 35" WEST, 37 FEET TO A POINT;

THENCE SOUTH 67° 9' 35" WEST, 73.77 FEET TO A POINT;

THENCE SOUTH 28° 17' 05" WEST, 61.31 FEET TO A POINT;

THENCE SOUTH 67° 9' 35" WEST, 30.51 FEET TO THE EASTERLY SIDE OF BENEDICT ROAD;

THENCE SOUTH 22° 50' 25" EAST, 121.13 FEET ALONG THE EASTERLY SIDE OF BENEDICT ROAD TO THE POINT OR PLACE OF BEGINNING.
