

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

BETH M. WISH LLC,

INDEX NO.: 151833/2021

PLAINTIFF(S),

AFFIDAVIT OF SERVICE
NOTICE OF SALE BY MAIL

VS.

NEDAL TAYEH, 56 TAYEH ENTERPRISE
LLC, AND "JOHN DOE ONE" THROUGH
AND INCLUDING "JOHN DOE TEN", THE
LAST TEN NAMES BEING FICTITIOUS
AND UNKNOWN TO PLAINTIFF, SAID
NAMES BEING INTENDED TO
DESIGNATE THE PERSONS OR PARTIES
OR CORPORATIONS, IF ANY, HAVING OR
CLAIMING AN INTEREST IN OR LIEN
UPON THE PREMISES DESCRIBED IN THE
COMPLAINT,

DEFENDANT(S).

STATE OF NEW YORK)

. SS.:

COUNTY OF SUFFOLK)

DENISE KEAVENEY, BEING DULY SWORN DEPOSES AND SAYS: DEPONENT IS NOT
A PARTY TO THIS ACTION, IS OVER 18 YEARS OF AGE AND RESIDES IN NASSAU
COUNTY, NEW YORK.

THAT ON AUGUST 21, 2024 DEPONENT SERVED THE WITHIN NOTICE OF SALE
UPON THE FOLLOWING PARTIES, ENCLOSED IN POST-PAID, PROPERLY
ADDRESSED, AND SEALED WRAPPERS, BY DEPOSITING SAID WRAPPERS IN AN
OFFICIAL DEPOSITORY OF THE UNITED STATES POSTAL SERVICE WITHIN THE
STATE OF NEW YORK.

CHARLES FINE, ESQ.
LAW OFFICE OF CHARLES FINE
ONE JOHN STREET, SUITE 204
BABYLON, NY 11702
ATTORNEYS FOR DEFENDANTS NEDAL TAYEH & 56 TAYEH ENTERPRISES LLC

NEDAL TAYEH
56 CROAK AVENUE
STATEN ISLAND, NY 10314

56 TAYEH ENTERPRISE LLC
C/O NEDAL TAYEH, MANAGING MEMBER
56 CROAK AVENUE
STATEN ISLAND, NY 10314

JONATHAN ERIC TEMCHIN
TARTER KRINSKY & DROGIN LLP
1350 BROADWAY
NEW YORK, NY 10018
ATTORNEYS FOR NON-PARTIES MERVET TAYEH

TONI ANN BARONE, ESQ. AS REFEREE
BARONE & BARONE LLP.
623 NORTH RAILROAD AVENUE
STATEN ISLAND, NY 10304

RICHMOND COUNTY SUPREME COURT
ATTN: FORECLOSURE PART
26 CENTRAL AVE
STATEN ISLAND, NY 10301


DENISE KEAVENEY

SWORN TO BEFORE ME THIS
21ST DAY OF AUGUST, 2024



NOTARY PUBLIC

ROSEMARY A. LAMANNA
NOTARY PUBLIC, State of New York
No. 01LA6024592
Qualified in Suffolk County
Commission Expires June 27, 2027 ⁷

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF RICHMOND

BETH M. WISH LLC, Plaintiff - against - NEDAL TAYEH, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on September 7, 2023. I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 26th day of September, 2024 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Ward, Borough of Staten Island, County of Richmond and State of New York.

Premises known as 56 Croak Avenue, Staten Island, NY 10314.

(Section: 03, Block: 698, Lot: 35)

Approximate amount of lien \$692,109.52 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 151833/2021. Toni A. Barone, Esq., Referee.

ROBERT YU LLC

Attorney(s) for Plaintiff

560 Sylvan Avenue, Suite 1050

Englewood Cliffs, NJ 07632

Tel. 201-257-6807 (CELL-646-678-2517)

Dated: August 14, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.