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August 27, 2024

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Attorney for Defendant Sergio Hevia
2043 Richmond Avenue
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Occupant
45 Saint Pauls Ave
Staten Island, NY 10301

Horace Gaston
45 Saint Pauls Ave, Basement
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Occupant
45 Saint Pauls Ave, Basement
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Lia Brown
45 Saint Pauls Ave, 2nd Floor
Staten Island, NY 10301

Occupant
45 Saint Pauls Ave, 2nd Floor
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Xiomara Ortiz
45 Saint Pauls Ave, 1st Floor
Staten Island, NY 10301

Vincent A. Albunio, Esq.
Court-Appointed Referee
891 Forest Avenue
Staten Island, NY 11365

Re: Wells Fargo Bank, N.A., etc. vs. Sergio Hevia, et al.
Index #: 130692/2013

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.

103370-1
Wells Fargo Bank, N.A., etc. v. Sergio Hevia, et al.
Richmond County Supreme Court, Index #: 130692/2013

STATE OF NEW YORK
SUPREME COURT: COUNTY OF RICHMOND

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

SERGIO HEVIA, ET AL,

Defendants.

**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 September 7, 2017, I, Vincent A. Albunio, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on September 26, 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:

45 Saint Pauls Ave
Staten Island, NY 10301
Block: 499 Lot: 62

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. 130692/2013 in the amount of \$423,583.17 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.

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