

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

SELENE FINANCE LP, Plaintiff - against - JOSEPH SBARRA A/K/A JOSEPH K. SBARRA A/K/A JOSEPH K. SABARRA, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 29, 2022, I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 7th day of November, 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 Borough and County of Richmond, City and State of New York.

Premises known as 793 Delafield Avenue. Staten Island, NY 10310.

(Block: 232, Lot: 39)

Approximate amount of lien \$358,548.91 plus interest and costs.

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

Index No. 135209/2018. Jennifer Marie Cassandra, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY

Tel. 516/742-1212

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.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on August 16, 2024, deponent served a true copy of the Notice of Sale upon:

Joseph Sbarra a/k/a Joseph K. Sbarra a/k/a Joseph K. Sabarra
793 Delafield Avenue
Staten Island, NY 10310

Dale Sbarra
793 Delafield Avenue
Staten Island, NY 10310

Carl E. Person, Esq.
Attorney for Defendant
Joseph Sbarra a/k/a Joseph K.
Sbarra a/k/a Joseph K. Sabarra
And Dale Sbarra
225 E. 36th Street, Suite 3A
New York, NY 10016

Secretary of Housing and Urban Development
451 Seveth Street Sw
Washington, DC 20410

United States of America o/b/o Internal Revenue Service
271 Cadman Plaza East
Brooklyn, NY 11201

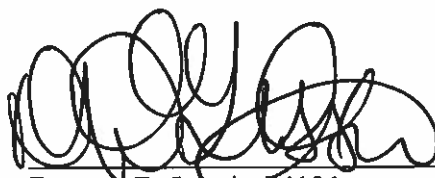
Richard P. Donoghue, Esq.
Beth P. Schwartz, Esq.
Attorney for Defendant
United States of America o/b/o Internal Revenue Service
271 Cadman Plaza East
Brooklyn, NY 11201

Capital One Bank (USA) N.A.
1680 Capital One Drive
McClean, VA 22102

Jennifer Marie Cassandra, Esq., Referee
1265 Richmond Avenue
Staten Island, NY 10314

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 16th day of August, 2024, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.


Deanna DeLessio 74131