

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, Plaintiff, vs. UNKNOWN HEIRS OF THE ESTATE OF BARBARA ANN DOWELL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated and duly entered on December 27, 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on May 29, 2025 at 10:00 a.m., premises known as 116 Bidwell Avenue, Staten Island, NY 10314. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 406 and Lot 20. Approximate amount of judgment is \$27,413.16 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #150447/2022.

Stephen Spinelli, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff