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October 28, 2024

Tinamarie Guarnera
207 Brighton Street, 1st Floor
Staten Island, NY 10307

Scotty Guarnera
207 Brighton Street, 1st Floor
Staten Island, NY 10307

Maria Sanchez
207 Brighton Street, 1st Floor
Staten Island, NY 10307

Occupant
207 Brighton Street
Staten Island, NY 10307

Jessica Guarnera
207 Brighton Street, 1st Floor
Staten Island, NY 10307

Thomas S. Kyle, Esq.
Court-Appointed Referee
31 Penbroke Avenue
Staten Island, NY 10301

Re: Wells Fargo Bank, N.A., etc. vs. Tinamarie Guarnera, et al.
Index #: 130169/2010

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
Clerk

This letter is an attempt to collect a debt. Any information will be used for that purpose.

100372-4
Wells Fargo Bank, N.A., etc. v. Tinamarie Guarnera, et al.
Richmond County Supreme Court, Index #: 130169/2010

STATE OF NEW YORK
SUPREME COURT: COUNTY OF RICHMOND

WELLS FARGO BANK, N.A., AS SUCCESSOR BY
MERGER TO WELLS FARGO BANK SOUTHWEST, N.A.
F/K/A WACHOVIA MORTGAGE, FSB. F/K/A WORLD
SAVINGS BANK, FSB,

**NOTICE OF SALE IN
FORECLOSURE**

Plaintiff,

v.

TINAMARIE GUARNERA, ET AL,

Defendants.

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 May 17, 2017, I, Thomas S. Kyle, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on November 21, 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:

207 Brighton Street
Staten Island, NY 10307
Block: 7891 Lot: 65

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Staten Island, County of Richmond, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 130169/2010 in the amount of \$1,014,150.95 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.

Woods Oviatt Gilman LLP
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500 Bausch & Lomb Place
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