

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF
NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO JP MORGAN
CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-AR1, Plaintiff
AGAINST**

**ISH SAMMIE ABRAHAM, TANIA WATERS ABRAHAM AKA TANIA N. WATERS, ET
AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered May 7, 2019, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on December 5, 2024 at 10:00AM, premises known as 54 Farragut Avenue, Unit 61, Staten Island, NY 10303. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 1651, Lot 1061. Approximate amount of judgment \$415,058.62 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #132178/2009. The aforementioned auction will be conducted in accordance with the RICHMOND County 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.

Charles C. DeStefano, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-137985

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

00-137985

Index No. 132178/2009

AFFIRMATION OF SERVICE BY MAIL

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-AR1, Plaintiff

vs.

ISH SAMMIE ABRAHAM, TANIA WATERS ABRAHAM AKA TANIA N. WATERS, ET AL., Defendant(s)

Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on November 5, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:


Charles DeStefano, Esq.
1082 Victory Blvd
Staten Island, NY 10301

Erin Elizabeth Wietecha, Esq.
Attorney for Defendant Ish Sammie Abraham
67 West St, Suite 401
Brooklyn, NY 11222-5391

Tania Waters Abraham
54 Farragut Avenue, Unit 61
Staten Island, NY 10303

Sabbir Ahmed, Esq.
Attorney for Defendant Board Of Managers Of Regal Walk Condominium I
28 Liberty Street 6th Floor
New York, NY 10005

I affirm on, November 5, 2024, under the 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.



Devin DeFrank