

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST A, Plaintiff, vs. ESTATE OF BERTHA BOWLES, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 11, 2008, a Decision and Order duly entered on June 6, 2012, an Order to Substitute Affidavit, Affirm Judgment of Foreclosure and Sale and Order of Reference duly entered on August 7, 2018, an Order Pursuant to CPLR 2004 Extending the Time to Set Sale duly entered on November 23, 2021, an Order Appointing Successor Referee duly entered on July 24, 2023 and an Order duly entered on June 4, 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 387 Castleton Avenue, Staten Island, NY 10301. 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 125 and Lot 25. Approximate amount of judgment is \$395,197.73 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #103355/2006. Cash will not be accepted.

Edward Finkelstein, Esq., Referee

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Attorneys for Plaintiff