

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK, AS
SUCCESSOR IN INTEREST TO
JPMORGAN CHASE BANK, AS
TRUSTEE, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE
FOR GREENPOINT MORTGAGE LOAN
TRUST 2004-1 MORTGAGE LOAN
PASS-THROUGH CERTIFICATES,
SERIES 2004-1,

-against-

RAYMOND DEMAREST III, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Richmond on December 12, 2018, wherein THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, AS TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR GREENPOINT MORTGAGE LOAN TRUST 2004-1 MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2004-1 is the Plaintiff and RAYMOND DEMAREST III, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on September 12, 2024 at 10:00AM, premises known as 27 MAYBERRY PROMENADE, STATEN ISLAND, NY 10312; and the following tax map identification: 5420-41.

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 will be sold subject to provisions of filed Judgment Index No.: 135802/2016. Joseph E. Magnotti, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-187908 - StM

