

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

WELLS FARGO BANK, NA, Plaintiff

AGAINST

HOWARD E. GIVANS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 17, 2020, 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 April 17, 2025 at 10:00AM, premises known as 45 Studio Lane, Staten Island, NY 10304. 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 2925, Lot 559. Approximate amount of judgment \$160,326.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #131557/2009.

Glenn Yost, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-163853

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

00-163853
Index No. 131557/2009

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, NA, Plaintiff
vs.
HOWARD E. GIVANS, ET AL., Defendant(s)

Cassidy Ertel, 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 March 18, 2025, 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:

Glenn Yost Esq.
7333 AMBOY RD
STATEN ISLAND, NY 10307-1425

John Dalton, Esq.
Attorney for Defendant Howard E. Givans
406 Forest Avenue
Staten Island, NY 10301

Michael J. Motelson, Esq.
Attorney for Defendant Board of Directors of The Rainbow Hill Homeowners Association, Inc.
109 Winant Place, Suite 420
Staten Island, NY 10309

Andrew M. Cuomo, Esq.
Attorney for Defendant People of The State Of New York
300 Motor Parkway Suite 125
Hauppauge, NY 11788

I affirm on, March 18, 2025 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.



Cassidy Ertel