

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, BAYVIEW LOAN SERVICING LLC, Plaintiff, vs.
STANISLAV SMIRNOV, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 27, 2017, I, the undersigned Referee will sell at public auction at Room 112, 18 Richmond Terrace, Staten Island NY 10301 on February 6, 2025, at 10:00 AM, premises known as 22 KERMIT AVENUE, STATEN ISLAND, NY 10305. 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, City and State of New York, Block: 3236, Lot: 52. Approximate amount of judgment is \$400,568.88 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 130489/2012.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

DUANE FELTON, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Staten Island, City of Richmond County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Kermit Avenue, distant 228.14 feet westerly from the corner formed by the intersection of the southerly side of Kermit Avenue and the westerly side of Norway Avenue;

RUNNING THENCE South 25 degrees 49 minutes 49 seconds East and part of the distance through a party wall, 85.17 feet;

THENCE South 64 degrees 05 minutes 02 seconds West 25.00 feet;

THENCE North, 25 degrees 49 minutes 49 seconds West and part of the distance through a party wall, 85.17 feet to the southerly side of Kermit Avenue;

THENCE along the southerly side of Kermit Avenue, North 64 degrees 05 minutes 02 seconds East, 25.00 feet to the point or place of BEGINNING.

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CITIBANK, NA
600 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

CITIBANK, (SD) NA
600 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NY 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NY 10007

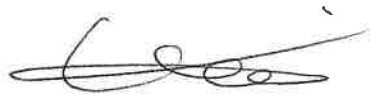
NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

VLAD SMIRNOV
22 KERMIT AVENUE
STATEN ISLAND, NY 10305

DUANE FELTON, ESQ.
REFEREE
805 CASTLETON AVE
STATEN ISLAND, NY 10310

RICHMOND COUNTY CLERK
130 STUYVESANT PLACE, 2ND FLOOR
STATEN ISLAND, NY 10301

ANY AND ALL OCCUPANTS
22 KERMIT AVENUE
STATEN ISLAND, NY 10305



Christopher Then

Sworn to before me on this 9th day

of Jenney, 2025



NOTARY PUBLIC

