

**NOTICE OF SALE**

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF RICHMOND. WISDOM FUNDING USA LLC, Plaintiff, v. 40 WARDS POINT LLC, et al., Defendants. Index No. 135492/2024

Pursuant to a Judgment of Foreclosure and Sale granted herein on October 24, 2025, I the undersigned, the Referee in said Judgment named, will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112, Staten Island, NY 10301, County of RICHMOND, State of New York on December 18, 2025 at 10:00 am of that day, the premises directed by said Judgment to be sold and therein described as follows:

Said premises being known as and by street address 40 WARDS POINT AVENUE, STATEN ISLAND, NY 10307

Block 7966 Lot 1

Said premises are sold subject to the terms and conditions of the filed Judgment and the Terms of Sale. Approximate amount of Judgment \$1,292,000.00.

Dated: Garden City, New York  
October 29, 2025

CHRISTINE CORRADO, ESQ. , Referee

Adam E. Mikolay, P.C.  
Attorney for Plaintiff  
400 Garden City Plaza  
Suite 405  
Garden City, New York 11530  
(516) 222-2050