

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF NEW YORK**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING  
MORTGAGE TRUST 2018-RM2, Plaintiff**

**AGAINST**

**DONALD ELFE, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered February 6, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on October 22, 2025 at 2:15 PM, premises known as 245 West 123rd Street, New York, NY 10027. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1929, Lot 12. Approximate amount of judgment \$1,344,814.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850007/2020.

**Doron Leiby, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**19-004389**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK**

**19-004389  
Index No. 850007/2020**

**AFFIRMATION OF SERVICE BY MAIL**

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**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS  
OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST 2018-RM2, Plaintiff**

**vs.**

**DONALD ELFE, ET AL., Defendant(s)**

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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 September 22, 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:**

**Doron A. Leiby, Esq.  
32 Broadway Floor 13  
New York, NY 10004**

**Donald Elfe  
245 West 123rd Street, Basement  
New York, NY 10027**

**Joy Anakhu, Esq.  
Attorney for Defendant New York City Department of Housing Preservation and Development  
100 Church Street, 1st Floor  
New York, New York 10007**

**Matthew D. Carmody, Esq.  
Guardian Ad Litem for Donald Elfe  
7 Penn Plaza, Suite 810  
New York, NY 10001-0011**

I affirm on, September 22, 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.



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**Cassidy Ertel**