

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12, Plaintiff against

ROBERT A. PORAZZO A/K/A ROBERT PORAZZO, et al Defendant(s)

Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue, Suite 840, New York, NY 10170.

Pursuant to a Judgment of Foreclosure and Sale entered May 3, 2024, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on June 26, 2025 at 10:00 AM. Premises known as 46 Prol Place, Staten Island, NY 10312. Block 5411 Lot 83. 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. Approximate Amount of Judgment is \$712,294.47 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135049/2019.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

For sale information, please contact XOME at www.Xome.com or call (844)400-9633.

Marissa T. Jones, Esq., Referee

File # 21-07190NY