

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF NEW YORK**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS OWNER TRUSTEE FOR CSMC 2022-RPL2 TRUST, Plaintiff  
AGAINST**

**MARILYN WILSON, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 16, 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 September 24, 2025 at 2:15 PM, premises known as 500 West 43rd Street, Apartment 21E, New York, NY 10036. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 1071 and Lot 1167. Approximate amount of judgment \$65,146.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850278/2024.

**Ronald Zezima, Esq., Referee**

**Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221**

**23-003498**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF NEW YORK

23-003498  
Index No. 850278/2024

**AFFIRMATION OF SERVICE BY MAIL**

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WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER  
TRUSTEE FOR CSMC 2022-RPL2 TRUST, Plaintiff

vs.

MARILYN WILSON, 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 August 25, 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:

Ronald Zezima, Esq.  
271 North Ave, Suite 908  
New Rochelle, NY 10801

Marilyn Wilson  
420 E 102 St 10 D  
New York, NY 10029

Bruce A. Cholst, Esq.  
Attorney for Defendant Board of Managers of The Strand  
Two Park Avenue  
New York, NY 10016

I affirm on, August 25, 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