

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

The Bank of New York Mellon fka The Bank of New York as successor to JPMorgan Chase, NA
as Trustee for Holders of SAMI II Trust 2006-AR7, Plaintiff

AGAINST

Deborah A. Case, as Limited Administrator of the Estate of Ilya Mastov; Stella Mastova; Michael
Mastov; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 5, 2022, amended October
24, 2025, I, the undersigned Referee, will sell at public auction at the New York State Supreme
Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on
December 18, 2025, at 10:00AM, premises known as 15 Amy Court, Staten Island, NY 10314.
All that certain piece or parcel of property with the improvements therein combined, situate and
being part of a condominium, in the Borough of Staten Island, County of Richmond, City and State
of New York, Block 2450 Lot 5343. Approximate amount of judgment \$473,011.88 plus interest
and costs. Premises will be sold subject to provisions of filed Judgment Index# 132242/2009.

Rosemary F Palladino, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC
Attorney(s) for the Plaintiff
175 Mile Crossing Boulevard
Rochester, New York 14624
(877) 430-4792

Dated: October 31, 2025