

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 May 2,
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 July 24, 2025,
at 10:00AM, premises known as 15 Amy Court, Staten Island, NY. 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
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(877) 430-4792

Dated: May 8, 2025