

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-4, Plaintiff, vs. DANIELLA ARIOLA AS ADMINISRATRIX OF THE ESTATE OF MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 2025 I, the undersigned Referee will sell at public auction at the Terrace of Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301, on January 8, 2026 at 10:00 AM, premises known as 307 ELLIS STREET, STATEN ISLAND, NY 10307. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 8002, Lot: 12. Approximate amount of judgment is \$775,627.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135292/2024.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

Steven Cohn, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Schedule A Description

Title Number HR-8422-R

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, and Bounded and described by the following;

BEGINNING at a point on the northerly adopted line of Ellis Street (60' Wide), said point being 271.54 feet easterly from intersection of the said northerly adopted line of Ellis Street and the westerly record line of Main Street (49.5' Wide) and running the following several courses;

1. North 34 degrees 55' 09" West a distance 170.15 feet to a point;
2. THENCE along a curve bearing to the right with a radius of 6,009.65 feet a delta angle of 00 degrees 20' 03" and a length of 35.04 feet to a point;
3. THENCE South 34 degrees 55' 09" East a distance 170.19 feet to a point on the said northerly adopted line of Ellis Street;
4. THENCE along the said northerly record line of Ellis Street, on a curve bearing to the left with a radius of 5,939.65 feet, a delta angle of 00 degrees 20' 39" and a length of 35.04 feet to the point or place of BEGINNING.

The above described parcel contains an area of 5,962 square feet.

FOR INFORMATIONAL PURPOSES ONLY:

SAID Premises more commonly known as: 307 Ellis Street
Staten Island, New York
BLK: 8002 LOT: 12

3 of 4

DANIELLA ARIOLA AS ADMINISTRATRIX OF THE ESTATE
OF MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA
307 ELLIS STREET, 2ND FLOOR UNIT/APT.
STATEN ISLAND, NY 10307

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A HARRIMAN CAMPUS
ALBANY, NY 12227

UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

MUHAMAD ABDUL
307 ELLIS STREET, 1ST FLOOR UNIT/APT.
STATEN ISLAND, NY 10307

MRS. ABDUL
307 ELLIS STREET, 1ST FLOOR UNIT/APT.
STATEN ISLAND, NY 10307

STEVEN DAVID COHN, ESQ.
REFEREE
16 COURT STREET, SUITE 2304
BROOKLYN, NY 11241

RICHMOND COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
26 CENTRAL AVENUE
STATEN ISLAND, NY 10301

ANY AND ALL OCCUPANTS
307 ELLIS STREET
STATEN ISLAND, NY 10307


Christian Zamora

Sworn to before me on this 12 day

of December, 2025


NOTARY PUBLIC

ERIN MORAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0039148
Qualified in Suffolk County
Commission Expires July 07, 2029