

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

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WILMINGTON SAVINGS FUND SOCIETY, Index No: 135003/2024  
FSB, NOT INDIVIDUALLY BUT SOLELY AS  
TRUSTEE FOR FINANCE OF AMERICA  
STRUCTURED SECURITIES ACQUISITION NOTICE OF SALE  
TRUST 2019-HB1

Plaintiff.

-against-

LEV KRIGEL;  
MIRA KRIGEL;  
THE BOARD OF DIRECTORS OF  
SHARROTT'S CROSSING SECTION TWO  
HOME OWNERS ASSOCIATION, INC.;  
THE BOARD OF DIRECTORS OF  
SHARROTT'S CROSSING SECTION THIRD  
HOME OWNERS ASSOCIATION, INC.,

Defendants.

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TAKE NOTICE that the within is a true copy of a Notice of Sale for 17 White Oak  
Lane, Staten Island, New York 10309 in RICHMOND County.

Dated: December 1, 2025  
Melville, NY

McCABE, WEISBERG & CONWAY, LLC

By:

GEORGE FRANKE, ESQ.

Attorneys for Plaintiff

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

(631) 812-4084

(855) 845-2584 facsimile

To:  
Lev Krigel  
17 White Oak Lane  
Staten Island, New York 10309

Mira Krigel  
17 White Oak Lane  
Staten Island, New York 10309

The Board of Directors of Sharrots Crossing Section Two Home Owners Association, Inc.  
C/O Secretary of State  
99 Washington Avenue  
Albany, New York 12231

The Board of Directors of Sharrots Crossing Section Third Home Owners Association, Inc.  
C/O Secretary of State  
99 Washington Avenue  
Albany, New York 12231

Patrick V. Parrotta, Esq., Referee  
1492 Victory Blvd.  
Staten Island, New York 10301

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS  
TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION  
TRUST 2019-HBL

Plaintiff,

Against

LEV KRIGEL; MIRA KRIGEL; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/10/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 1/8/2026 at 10:00AM, premises known as 17 White Oak Lane, Staten Island, NY 10309, and described as follows:

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 7267 Lot 213

The approximate amount of the current Judgment lien is \$561,693.55 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135003/2024

Patrick V. Parrotta, Esq., Referee.  
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573  
Dated: 11/4/2025 File Number: 23-301437 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

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WILMINGTON SAVINGS FUND SOCIETY, FSB,  
NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE  
FOR FINANCE OF AMERICA STRUCTURED  
SECURITIES ACQUISITION TRUST 2019-HB1

INDEX NO: 135003/2024

Plaintiff,

AFFIRMATION OF SERVICE

-against-

LEV KRIGEL;  
MIRA KRIGEL;  
THE BOARD OF DIRECTORS OF SHARROTT'S  
CROSSING SECTION TWO HOME OWNERS  
ASSOCIATION, INC.;  
THE BOARD OF DIRECTORS OF SHARROTT'S  
CROSSING SECTION THIRD HOME OWNERS  
ASSOCIATION, INC.,

Defendant.

-----X

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 8th day of December 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on December 8, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

Lev Krigel  
17 White Oak Lane

Staten Island, New York 10309

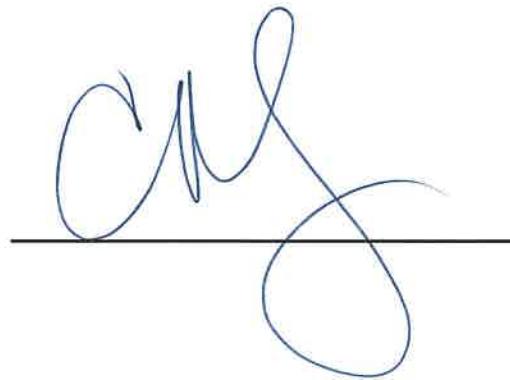
Mira Krigel  
17 White Oak Lane  
Staten Island, New York 10309

The Board of Directors of Sharrots Crossing Section Two Home Owners Association, Inc.  
C/O Secretary of State  
99 Washington Avenue  
Albany, New York 12231

The Board of Directors of Sharrots Crossing Section Third Home Owners Association, Inc.  
C/O Secretary of State  
99 Washington Avenue  
Albany, New York 12231

Patrick V. Parrotta, Esq., Referee  
1492 Victory Blvd.  
Staten Island, New York 10301

Dated: December 8, 2025

A handwritten signature in blue ink, appearing to read "MK", is placed over a horizontal line.

**Index No. 135003/2024**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND**

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WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT  
INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR  
FINANCE OF AMERICA STRUCTURED SECURITIES  
ACQUISITION TRUST 2019-HB1

**PLAINTIFF,**

**-AGAINST-**

LEV KRIGEL;  
MIRA KRIGEL;  
THE BOARD OF DIRECTORS OF SHARROTTS CROSSING  
SECTION TWO HOME OWNERS ASSOCIATION, INC.;  
THE BOARD OF DIRECTORS OF SHARROTTS CROSSING  
SECTION THIRD HOME OWNERS ASSOCIATION, INC.,

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

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