

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST,
Plaintiff**

AGAINST

SALVATORE PLUCHINO AS EXECUTOR OF THE ESTATE OF JOHN PLUCHINO WHO WAS SURVIVING SPOUSE OF ELEANOR PLUCHINO, LEANOR PLUCHINO AS EXECUTOR OF THE ESTATE OF JOHN PLUCHINO WHO WAS THE SURVIVING SPOUSE OF ELEANOR PLUCHINO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 28, 2018, 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 4, 2025 at 10:00 AM, premises known as 133 Ardsley Street, Staten Island, NY 10306. 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 4402, Lot 3 & 5. Approximate amount of judgment \$629,212.69 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135310/2017.

Eve L. Newman, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

17-001960

**SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND****17-001960
Index No. 135310/2017****AFFIRMATION OF SERVICE BY MAIL**

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST, Plaintiff

vs.

SALVATORE PLUCHINO AS EXECUTOR OF THE ESTATE OF JOHN PLUCHINO WHO WAS SURVIVING SPOUSE OF ELEANOR PLUCHINO, LEANOR PLUCHINO AS EXECUTOR OF THE ESTATE OF JOHN PLUCHINO WHO WAS THE SURVIVING SPOUSE OF ELEANOR PLUCHINO, ET AL., Defendant(s)

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 November 4, 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.

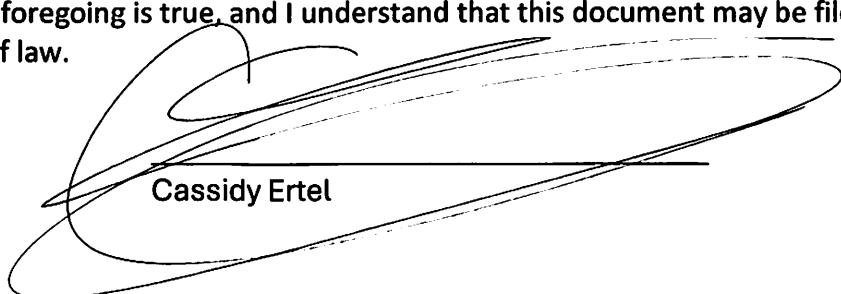
Referee:

Eve Lynn Newman, Esq.
900 South Avenue Suite 300
Staten Island, NY 10314

Salvatore Pluchino
Executor of the Estate of John Pluchino who was surviving spouse of Eleanor Pluchino
133 Ardsley Street
Staten Island, NY 10306

Leanor Pluchino
Executor of the Estate of John Pluchino who was surviving spouse of Eleanor Pluchino
133 Ardsley Street
Staten Island, NY 10306

I affirm on, November 4, 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.


Cassidy Ertel