

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST,

-against-

ROY SEMONSZ, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Richmond on July 7, 2025, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF MFA 2021-RPL1 TRUST is the Plaintiff and ROY SEMONSZ ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Staten Island, Island, NY 10301, on 10/02/2025 at 10:00AM, premises known as 6 RAYMOND PLACE, STATEN ISLAND, New York 10310; and the following tax map identification, -227-130.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS
AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN
THE COUNTY OF RICHMOND, CITY AND STATE OF NEW YORK,**

Premises will be sold subject to provisions of filed Judgment Index No.: 135008/2023. Vincent Albinio, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



22-058208 - DrG

