

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING
MORTGAGE TRUST HB2, Plaintiff**

AGAINST

**TERESA VARANO AKA TERESA LIJOI AS HEIR TO THE ESTATE OF ANDREA LIJOI
AKA ANDREA LI JOI AND AS ADMINISTRATRIX OF THE ESTATE OF ANDREA LIJOI
AKA ANDREA LI JOI, CARMELA LIJOI AS HEIR TO THE ESTATE OF ANDREA LIJOI
AKA ANDREA LI JOI AND AS ADMINISTRATRIX OF THE ESTATE OF ANDREA LIJOI
AKA ANDREA LI JOI, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered December 13, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on October 30, 2025 at 2:30 PM, premises known as 6314 24th Avenue, Brooklyn, NY 11204. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town Borough of Brooklyn, County of Kings, City and State of New York, Block 6558, Lot 46. Approximate amount of judgment \$770,475.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #523355/2018.

Bruno F. Codispoti, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-006190

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS**

**17-006190
Index No. 523355/2018**

AFFIRMATION OF SERVICE BY MAIL

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB2, Plaintiff

vs.

TERESA VARANO AKA TERESA LIJOI AS HEIR TO THE ESTATE OF ANDREA LIJOI AKA ANDREA LI JOI AND AS ADMINISTRATRIX OF THE ESTATE OF ANDREA LIJOI AKA ANDREA LI JOI, CARMELA LIJOI AS HEIR TO THE ESTATE OF ANDREA LIJOI AKA ANDREA LI JOI AND AS ADMINISTRATRIX OF THE ESTATE OF ANDREA LIJOI AKA ANDREA LI JOI, SILVESTRO LIJOI AS HEIR TO THE ESTATE OF ANDREA LIJOI AKA ANDREA LI JOI, 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 September 30, 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:

Bruno F. Codispoti, Esq.

**Codispoti & Associates, P.C. 81 Court Street, 5th Floor
Brooklyn, NY 11201**

Teresa Varano AKA Teresa Lijoi

**6314 24th Avenue, 1st Floor
Brooklyn, NY 11204**

Teresa Varano AKA Teresa Lijoi

**6314 24th Avenue
Brooklyn, NY 11204**

Marco Caridi, Esq.

**Attorney for Defendant Teresa Varano AKA Teresa Lijoi
9504 4th Avenue Top Floor
Brooklyn, NY 11209**

Marco Caridi, Esq.

**Attorney for Defendant Carmela Lijoi
9504 4th Avenue Top Floor
Brooklyn, NY 11209**

Silvestro Lijoi
920 166th St, Apt 8A
Whitestone, NY 11357-2232

Richard P. Donoghue, Esq.
Attorney for Defendant United States of America acting through the Secretary of Housing and Urban
Development
271 Cadman Plaza East
Brooklyn, NY 11201

I affirm on, September 30, 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