

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE OF CSMC 2018-RPL 12 TRUST, Plaintiff against

TARIQ RIZWAN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215,
Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered November 03, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on January 22, 2026 at 10:00 AM. Premises known as 45 Winegar Lane, Staten Island, NY 10310. Block 176 Lot 42. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York. Approximate Amount of Judgment is \$532,971.04 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135180/2020. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Patrick V. Parrotta, Esq., Referee

File # 2267-003315