

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB,  
NOT ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS  
SECURITIZATION TRUST 2022-4, Plaintiff, vs. DANIELLA ARIOLA AS ADMINISTRATRIX OF  
THE ESTATE OF MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 2025 I, the undersigned Referee will sell at public auction at the Terrace of Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301, on January 8, 2026 at 10:00 AM, premises known as 307 ELLIS STREET, STATEN ISLAND, NY 10307. 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: 8002, Lot: 12. Approximate amount of judgment is \$775,627.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135292/2024.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

Steven Cohn, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

**Schedule A Description**

Title Number HR-8422-R

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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, and Bounded and described by the following;

BEGINNING at a point on the northerly adopted line of Ellis Street (60' Wide), said point being 271.54 feet easterly from intersection of the said northerly adopted line of Ellis Street and the westerly record line of Main Street (49.5' Wide) and running the following several courses;

1. North 34 degrees 55' 09" West a distance 170.15 feet to a point;
2. THENCE along a curve bearing to the right with a radius of 6,009.65 feet a delta angle of 00 degrees 20' 03" and a length of 35.04 feet to a point;
3. THENCE South 34 degrees 55' 09" East a distance 170.19 feet to a point on the said northerly adopted line of Ellis Street;
4. THENCE along the said northerly recor line of Ellis Street, on a curve bearing to the left with a radius of 5,939.85 feet, a delta angle of 00 degrees 20' 39" and a length of 35.04 feet to the point or place of BEGINNING.

The above described parcel contains an area of 5,962 square feet.

**FOR INFORMATIONAL PURPOSES ONLY:**

SAID Premises more commonly known as: 307 Ellis Street  
Staten Island, New York  
BLK: 8002 LOT: 12

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

----- X  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-4  
Plaintiff(s),

Index No.: 135292/2024

-against-

DANIELLA ARIOLA AS ADMINISTRATRIX OF THE  
ESTATE OF MICHAEL ARIOLA A/K/A MICHAEL  
DANTE ARIOLA, ET AL.

**AFFIDAVIT OF  
SERVICE**

Defendant(s).

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STATE OF NEW YORK )  
                      ) ss.:  
COUNTY OF NASSAU )

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On December 12, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

GABRIEL ARIOLA AS HEIR TO THE ESTATE OF  
MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA  
8641 19TH AVE  
BROOKLYN, NY 11214

MARYANN TEMPERINO AS HEIR TO THE ESTATE OF  
MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA  
304 BAY 20TH ST  
BROOKLYN, NY 11214

DANIELLA ARIOLA AS ADMINISTRATRIX OF THE ESTATE  
OF MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA  
8641 19TH AVE  
BROOKLYN, NY 11214

DANIELLA ARIOLA AS ADMINISTRATRIX OF THE ESTATE  
OF MICHAEL ARIOLA A/K/A MICHAEL DANTE ARIOLA  
307 ELLIS STREET, 2<sup>ND</sup> FLOOR UNIT/APT.  
STATEN ISLAND, NY 10307

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A HARRIMAN CAMPUS  
ALBANY, NY 12227

UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201

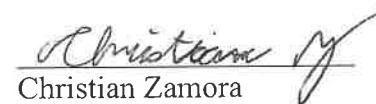
MUHAMAD ABDUL  
307 ELLIS STREET, 1<sup>ST</sup> FLOOR UNIT/APT.  
STATEN ISLAND, NY 10307

MRS. ABDUL  
307 ELLIS STREET, 1<sup>ST</sup> FLOOR UNIT/APT.  
STATEN ISLAND, NY 10307

STEVEN DAVID COHN, ESQ.  
REFEREE  
16 COURT STREET, SUITE 2304  
BROOKLYN, NY 11241

RICHMOND COUNTY SUPREME COURT  
AUCTION CALENDAR CLERK  
26 CENTRAL AVENUE  
STATEN ISLAND, NY 10301

ANY AND ALL OCCUPANTS  
307 ELLIS STREET  
STATEN ISLAND, NY 10307

  
Christian Zamora

Sworn to before me on this 12 day

of December, 2025

  
NOTARY PUBLIC

ERIN MORAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MO0039148  
Qualified in Suffolk County  
Commission Expires July 07, 2029