

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST 2006-4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4, Plaintiff, vs. JOSEPH C. VALERIO, ET AL., Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale entered on February 2, 2023, and an Order Granting Extension of Time To Notice and Conduct Foreclosure Sale duly entered on August 19, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on November 13, 2025 at 10:00 a.m., premises known as 71 Darnell Lane, Staten Island, NY 10309. 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 7316 and Lot 94. Approximate amount of judgment is \$632,842.55 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130073/2009.

Ann Marie Pascarella, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606,
Attorneys for Plaintiff