

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

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**PPR MTG ACQUISITION COMPANY, L.P.,**

**Plaintiff,**

Index No. 150533/2023

**-against-**

**PPR REAL ESTATE, INC., MARTELLA'S, INC.,  
PPR RESTAURANT, INC., PAUL MONTELLA  
a/k/a PAUL A. MONTELLA, STEPHANIE  
MONTELLA a/k/a STEPHANIE A. MONTELLA  
a/k/a STEPHANIE ANN MONTELLA a/k/a  
STEPHANIE A. STACEY a/k/a STEPHANIE  
STACEY-MONTELLA, PETER MONTELLA  
a/k/a PETER G. MONTELLA, MICHAEL  
AGUSTA AS CO-TRUSTEE OF THE MICHAEL  
J. AGUSTA ESQ. P.C. RETIREMENT TRUST,  
MARIANNE AGUSTA AS CO-TRUSTEE OF  
THE MICHAEL J. AGUSTA ESQ. P.C.  
RETIREMENT TRUST, NEW YORK STATE  
DEPARTMENT OF TAXATION AND  
FINANCE, NEW YORK CITY DEPARTMENT  
OF FINANCE, and NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD,**

**NOTICE OF FORECLOSURE SALE**

**Defendants.**  
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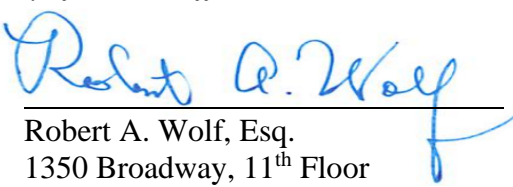
**PLEASE TAKE NOTICE** that, pursuant to an Amended Judgment of Foreclosure and Sale entered in the Office of the Clerk of Richmond County on May 15, 2025 (the “**Judgment**”), William Gillen, Esq., the Court-appointed Referee pursuant to said Judgment, will sell in one parcel at public auction, **at 18 Richmond Terrace, Room 112, Staten Island, New York, on August 7, 2025 at 10:00 a.m.**, the premises commonly known as 4842 Arthur Kill Road, Staten Island, New York, and described in accordance with the Judgment as set forth on Schedule A hereto.

Said premises shall be sold by the Referee to the highest bidder who will offer the highest price therefor.

The amount of the mortgage lien that shall be due to the plaintiff pursuant to the Judgment is the sum of: (a) \$1,410,691.25; (b) default interest after December 19, 2024 at the rate of \$624.44 per diem; (c) monthly late charges after December 2024 at the rate of \$697.76 per month; (d) interest upon insurance payments accruing at the rate of \$54.07 per diem after December 19, 2024; and (e) interest upon real estate tax payments accruing at the rate of \$105.72 per diem after December 19, 2024, with all of the amounts set forth in items (b) through (e) above continuing to accrue at the respective per diem or monthly rates through and including the date upon which the Referee's Deed is conveyed to the successful bidder at the foreclosure sale.

Dated: New York, New York  
July 1, 2025

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Martella's, Inc.  
*Defendant, Pro Se*  
c/o Paul Montella

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Staten Island, NY 10314

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William Gillen, Esq.  
*Referee*  
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**SCHEDULE A****Description of Mortgaged Premises****BLOCK 7584 LOT 77 - 4842 ARTHUR KILL ROAD, STATEN ISLAND, NY**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Easterly side of Arthur Kill Road distant 250.27 feet southerly from the corner formed by the intersection of the southerly side of South Bridge Street and the Easterly side of Arthur Kill Road;

Running THENCE South 89 degrees 45 minutes 34 seconds East 214.30 feet;

THENCE South 0 degrees 49 minutes 38 seconds East 82.31 feet;

THENCE North 89 degrees 45 minutes 34 seconds West 213.70 feet to the Easterly side of Arthur Kill Road;

THENCE along the said easterly side of Arthur Kill Road North 1 degrees 14 minutes 35 seconds West 82.33 feet to the point or place of beginning.