

**NOTICE OF SALE SUPREME COURT RICHMOND COUNTY**

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff against

DOMINIC SPINELLI A/K/A DOMINIC E. SPINELLI, 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 October 29, 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 December 18, 2025 at 10:00 AM. Premises known as 135 Wood Ave, Staten Island, NY 10307. Block 8022 Lot 26. 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. Approximate Amount of Judgment is \$754,631.57 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135139/2022. 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.

Diane Bartolone, Esq., Referee

File # 2267-003972