

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. SOFIA KALIAKATSOU, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated January 9, 2018 and entered on February 9, 2018, an Order dated August 18, 2023 and entered on September 13, 2023, and an Order dated July 7, 2025 and entered on July 17, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on January 8, 2026 at 10:00 a.m., 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 7995 and Lot 1.

Said premises may also be known as No # Arthur Kill Road, Staten Island, NY.

Approximate amount of judgment is \$85,674.20 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #101252/2014.

Joseph R. Costello, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK  
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

SOFIA KALIAKATSOU, STEFANIE TSOUKAS, SPYROS  
TSOUKAS, GASPARE STABILE, ANTONIO ATTANASIO,  
KIM ATTANASIO,

Defendants.

Index No. 101252/2014

**AFFIDAVIT OF SERVICE**

**Tax Lien Foreclosure**

**Block: 7995; Lot: 1**

a/k/a No # Arthur Kill Road  
Staten Island, New York

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

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 100 Park Avenue – 16<sup>th</sup> FL, New York, New York, New York, 10017.

That on the 4<sup>th</sup> day of November, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Edward Delli Paoli, Esq.  
Attorney for Defendant Sofia Kaliakatsou  
3295 Amboy Road, Suite 10  
Staten Island, NY 10306

Stefanie Tsoukas  
717 Rockaway Street  
Staten Island, NY 10307

Spyros Tsoukas  
717 Rockaway Street  
Staten Island, NY 10307

Gaspere Stabile  
713 South America Road  
Worcester, NY 12197

Antonio Attanasio  
150 Vineland Avenue  
Staten Island, NY 10312

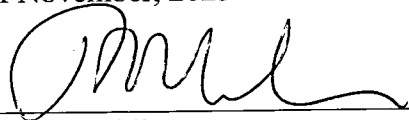
Kim Attanasio  
150 Vineland Avenue  
Staten Island, NY 10312

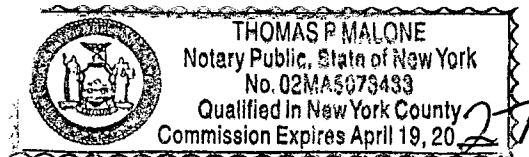
Joseph R. Costello, Esq. as Referee  
Menicucci Villa Panzella Calcagno PLLC  
2040 Victory Boulevard  
Staten Island, NY 10314

at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

  
Sandra Fernandez

Sworn to before me this 4<sup>th</sup> day  
of November, 2025

  
Notary Public



**\*\*\* Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. \*\*\***

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

Index No. 101252/2014

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

SOFIA KALIAKATSOU, STEFANIE TSOUKAS, SPYROS TSOUKAS, GASPARE STABILE, ANTONIO  
ATTANASIO, KIM ATTANASIO,

Defendants.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

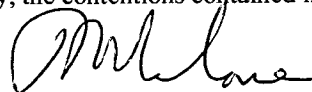
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
100 Park Avenue – 16<sup>th</sup> FL  
New York, New York 10017  
Phone: (212) 867-0500  
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.