

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

HSBC BANK USA, NATIONAL ASSOCIATION, AS
TRUSTEE FOR LUMINENT MORTGAGE TRUST
2007-1, MORTGAGE-PASS THROUGH
CERTIFICATES, SERIES 2007-1,

-against-

SILVIO CASTELLANO, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Richmond on May 19, 2025, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR LUMINENT MORTGAGE TRUST 2007-1, MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007-1 is the Plaintiff and SILVIO CASTELLANO, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on July 24, 2025 at 10:00AM, premises known as 94 JOLINE AVENUE, STATEN ISLAND, NY 10307 and the following tax map identification 7853-106.

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, STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 135224/2017. Thomas K. Penett, Esq., Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-188591 - DrG

