

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

THE BANK OF NEW YORK MELLON, Plaintiff

AGAINST

MAPAMBWA MAMONI, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 19, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on May 1, 2025 at 10:00AM, premises known as 107 B Pond Way, Unit 107B, Staten Island, NY 10303. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Richmond, City and State of New York, Block 1278, Lot 1131. Approximate amount of judgment \$250,652.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135031/2021.

Susan Ellen Rizos, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

20-003121

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

20-003121
Index No. 135031/2021

AFFIRMATION OF SERVICE BY MAIL

THE BANK OF NEW YORK MELLON, Plaintiff
vs.
MAPAMBWA MAMONI, ET AL., Defendant(s)

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on April 1, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:


Susan Ellen Rizos, Esq.
22-55 31st Street Suite 206B
Astoria, NY 11105

Mapambwa Mamoni
107-B Pond Way, Unit 107B
Staten Island, NY 10305

Bernard J. Tordesillas
Attorney for Defendant New York City Parking Violations Bureau
375 Pearl Street, 30th Floor, 30th Floor
New York, NY 10038

Noah Mamoni
107 B Pond Way, Unit 107B
Staten Island, NY 10303

I affirm on, April 1, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.


Kristen Fantry