

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Plaintiff
AGAINST**

ANTHONY CICCONE, COLLEEN CICCONE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 21, 2023, 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 January 9, 2025 at 10:00AM, premises known as 100 Bartlett Avenue, Staten Island, NY 10312. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 5515, Lot 51. Approximate amount of judgment \$471,238.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135467/2018. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Hattie F. Ragone, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

18-004978

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

18-004978
Index No. 135467/2018

AFFIRMATION OF SERVICE BY MAIL

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA
TRUST 2015-1, Plaintiff

vs.

ANTHONY CICCONE, COLLEEN CICCONE, 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 December 10, 2024, 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:

Hattie F. Ragone, Esq.
26 Court Street, Suite 1611
Brooklyn, NY 11422

Edward Delli Paoli, Esq.
Attorney for Defendant Anthony Ciccone
3295 Amboy Rd, Suite 10
Staten Island, NY 10306-6400

Edward Delli Paoli, Esq.
Attorney for Defendant Colleen Ciccone
3295 Amboy Rd, Suite 10
Staten Island, NY 10306-6400

Davidson Fink LLP
Attorney for Defendant The Bank of New York Mellon fka The Bank of New York, as successor Trustee to JPMorgan Chase Bank, N.A., as trustee on behalf of the Certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-M
28 East Main Street, Suite 1700
Rochester, NY 14614

Martin M. Filler, Esq.

Attorney for Defendant Board of Managers of Elmwood Part Condominium I

1610 Richmond Road

Staten Island, NY 10304

I affirm on, December 10, 2024, 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