

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs. IJY REALTY 18, LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report of Amount Due and Judgment of Foreclosure and Sale duly entered on July 29, 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on October 10, 2024 at 10:00 a.m., premises known as 58 Laurel Avenue, Staten Island, NY 10304. 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 564 and Lot 30. Approximate amount of judgment is \$628,590.11 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #150932/2023.

Stephen Spinelli, Esq., Referee

Polsinelli PC, Amy E. Hatch, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016,  
Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR  
RESIDENTIAL MORTGAGE AGGREGATION TRUST,

Plaintiff,

-against-

HY REALTY 18, LLC; IZILIO DANA; NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD; and NEW YORK  
STATE DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

Index No. 150932/2023

**AFFIRMATION OF SERVICE  
BY MAIL**

Hector Durant, residing in the County of Queens, State of New York, with employment at  
Polsinelli PC, in the County of New York, State of New York, affirms the following for the truth  
of statement under penalty of perjury pursuant to CPLR 2106:

I am over the age of 18 and I am not a party to this action.

On September 3, 2024, I caused a true copy of the *Notice of Sale*, to be served via First-  
Class Regular Mail upon the following parties:

IJY Realty 18, LLC  
2621 East 63rd Street  
Brooklyn, New York 11234  
*Defendant*

Izilio Dana  
118th Street, Apt. 3D  
Rockaway Park, New York 11694  
*Defendant*

New York City Environmental Control Board  
100 Church Street  
New York, New York 10007  
*Defendant*

Index No. 150932/2023  
Affirmation of Service  
September 3, 2024

New York State Department of Taxation and Finance  
WA Harriman Campus, Building 9  
Albany, New York 12227  
*Defendant*

Stephen A. Spinelli, Esq.  
Stephen A. Spinelli and Associates  
659 Belmont Ave  
Staten Island, New York  
*Referee*

I affirm this 3<sup>rd</sup> day of September, 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.

Dated: September 3, 2024

Respectfully submitted,

  
Hector Durant