

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

-----X
WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST I,

Plaintiff,

-against-

LISA COVINGTON; MARY ELLEN SACH,
ESQUIRE; UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD; NEW YORK CITY
PARKING VIOLATIONS BUREAU; ERIC
VALDEZ AS JOHN DOE #1; "JOHN DOE"
(REFUSED NAME) AS JOHN DOE #2; "JOHN
DOE" (REFUSED NAME) AS JOHN DOE #3;
"JOHN DOE" (REFUSED NAME) AS JOHN DOE
#5; "JOHN DOE" (REFUSED NAME) AS JOHN
DOE #6; "JOHN DOE" (REFUSED NAME) AS
JOHN DOE #7,

Defendants.

-----X

INDEX NO. 135056/2016

NOTICE OF SALE

Mortgage Premises:

102 Nicholas Avenue
Staten Island, NY 10302

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **102 Nicholas Avenue Staten Island, NY 10302**, directed to be sold on **April 17, 2025 at**
10:00 a.m., at public auction at the Richmond County Courthouse, Courtroom 112, 18
Richmond Terrace, Staten Island, NY 10301, in connection with the above captioned foreclosure
action.

Dated: March 7, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

LISA COVINGTON
1389 ZERED PLACE NW
CONCORD, NC 28027

MARY ELLEN SACH, ESQUIRE
30 BAY STREET, 6TH FLOOR
STATEN ISLAND, NY 10301

**UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**
C/O BETH P. SCHWARTZ, ESQ.
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NY 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NY 10007

ERIC VALDEZ AS JOHN DOE #1
102 NICHOLAS AVENUE
STATEN ISLAND, NY 10302

“JOHN DOE “(REFUSED NAME) AS JOHN DOE #2 through #7
102 NICHOLAS AVENUE
STATEN ISLAND, NY 10302

JOAN TREMER, ESQ.
COURT APPOINTED SUCCESSOR REFEREE
16 DRIGGS STREET
STATEN ISLAND, NY 10308

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, Plaintiff, vs. LISA COVINGTON, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 15, 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 April 17, 2025 at 10:00 a.m., premises known as 102 Nicholas Avenue, Staten Island, NY 10302. 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 1117 and Lot 50. Approximate amount of judgment is \$577,479.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135056/2016.

Joan Tremer, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff