

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE FOR  
JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF EQUITY  
ONE ABS, INC. MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2004-3,

-against-

FABIO SPAGNUOLO, 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 September 17, 2024, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF EQUITY ONE ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-3 is the Plaintiff and FABIO SPAGNUOLO, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on November 7, 2024 at 10:00AM, premises known as 91 NORTH RAILROAD AVENUE, STATEN ISLAND, NY 10304; and the following tax map identification: 3176-26.

**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**

Premises will be sold subject to provisions of filed Judgment Index No.: 135249/2018. Vincent Albunio, 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.**



18-128446 - StM

