

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, Plaintiff, vs. ALBERT MAZZARISI A/K/A ALBERT J. MAZZARISI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated June 7, 2019 and duly entered on June 11, 2019 and an Order dated December 22, 2023 and duly entered on January 5, 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 December 5, 2024 at 10:00 a.m., premises known as 78 Faber Street f/k/a 71 Grove Street, 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 1076 and Lot 1. Approximate amount of judgment is \$15,754.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #150976/2016. COVID-19 safety protocols will be followed at the foreclosure sale.

James F. Donlon, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff