

## NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff against

THE UNKNOWN HEIR-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS AND PARTIES HAVING OR CLAIMING UNDER, BY OR THROUGH THE DECEDENT JESSIE ARTRIP A/K/A JESSE LEE ARTRIP, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered July 5, 2024, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on September 26, 2024 at 10:00 AM. Premises known as 491 Ilyssa Way, Staten Island, NY 10312. Block 5744 Lot 21. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York. Approximate Amount of Judgment is \$471,747.87 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135239/2019. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Timothy Forsyth, Esq., Referee

File # 2296-003055