

NOTICE OF SALE

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

Pursuant to a Judgment of Foreclosure and Sale dated September 26, 2023 and entered on October 6, 2023, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY on January 23, 2025 at 10:00 a.m., 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 4583 and Lot 109.

Said premises may also be known as 43 Country Woods Lane, Staten Island, NY.

Approximate amount of judgment is \$64,699.38 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #151426/2022.

Christine Corrado, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 60 East 42nd Street, Suite 553, New York, New York 10165, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND
NYCTL 1998-2 TRUST and THE BANK OF NEW YORK
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

JESSICA DIVIETRI A/K/A JESSICA A. DIVIETRI, NEW YORK
STATE DEPARTMENT OF TAXATION & FINANCE, LUIS
WEPY, CARMEN "SMITH," MICHELLE "SMITH,"

Defendants.

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AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 4583; Lot: 109

a/k/a 43 Country Woods Lane
Staten Island, New York

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 60 East 42nd Street, Suite 553, New York, New York, 10165.

That on the 5th day of December, 2024, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Jessica DiVietri a/k/a Jessica A. DiVietri
43 Country Woods Lane
Staten Island, NY 10308

New York State Department of Taxation & Finance
c/o Attorney General of the State of New York
300 Motor Parkway, Suite 125
Hauppauge, NY 11788

Luis Wepy
43 Country Woods Lane
Staten Island, NY 10308

Carmen "Smith"
43 Country Woods Lane
Staten Island, NY 10308

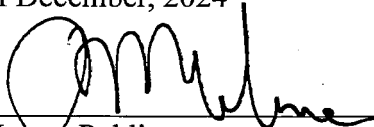
Michelle "Smith"
43 Country Woods Lane
Staten Island, NY 10308

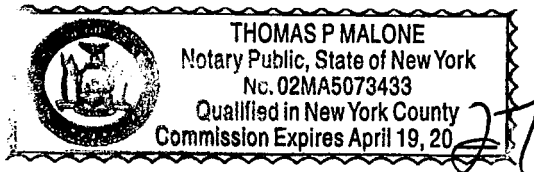
Christine Corrado, Esq. as Referee
Law Office of Christine Corrado
120 Royal Oak Road
Staten Island, NY 10314

at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.


Sandra Fernandez

Sworn to before me this 5th day
of December, 2024


Notary Public



*** Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. ***

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

Index No. 151426/2022

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

JESSICA DIVIETRI A/K/A JESSICA A. DIVIETRI, NEW YORK STATE DEPARTMENT OF TAXATION &
FINANCE, LUIS WEPY, CARMEN "SMITH," MICHELLE "SMITH,"

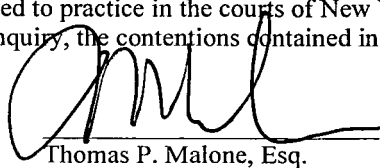
Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
60 East 42nd Street, Suite 553
New York, New York 10165
Phone: (212) 867-0500
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.