

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VII-A, Plaintiff, vs. ELI S. FIXLER A/K/A ELI FIXLER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 7, 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 January 23, 2025 at 10:00 a.m., premises known as 253 Van Duzer Street, Staten Island, NY 10304. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward (formerly town of Middletown), Borough of Staten Island, County of Richmond, City and State of New York, Block 507 and Lot 26. Approximate amount of judgment is \$649,475.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135009/2023.

Thomas J. Hall, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 230579-1