

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF RICHMOND

-----X
DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-4 NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES, SERIES
2006-4,

Index No: 135656/2017

NOTICE OF SALE

Plaintiff.

-against-

DARLEAN MARCUCILLI
LVNV FUNDING LLC
BOARD OF DIRECTORS OF STARBUCK
HOMEOWNERS ASSOCIATION, INC.,

Defendants.

-----X
TAKE NOTICE that the within is a true copy of a Notice of Sale for 73 Starbuck
Street, Staten Island, New York 10304 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: February 24, 2025
Melville, NY

By: _____
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:

DARLEAN MARCUCILLI
Pro se Defendant
73 Starbuck Street
Staten Island, NY 10304

CRAWFORD & DESANTIS, LLP
900 South Ave Ste 204
Staten Island, New York 10314-3429

LVNV FUNDING LLC
625 Pilot Rd Ste 3
Las Vegas, NV 89119

BOARD OF DIRECTORS OF STARBUCK HOMEOWNERS ASSOCIATION, INC.
c/o Simonson & Cohen, P.C.
4060 Amboy Road
Staten island, NY 10308

Steven R. Calcagno, Referee
1272 Richmond Road
Staten Island, New York 10304-2304

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2006-4 NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES, SERIES 2006-4

Plaintiff,

Against

DARLEAN MARCUCILLI, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/29/2024, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 3/20/2025 at 10:00AM, premises known as 73 Starbuck Street, Staten Island, New York 10304, And Described As Follows:

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 And County Of Richmond, City And State Of New York

Block 631 Lot 182

The approximate amount of the current Judgment lien is \$483,745.18 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135656/2017

Steven R. Calcagno, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, suite 205, Port Chester, NY 10573

Dated: 1/23/2025 File Number: 18-301632 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF RICHMOND

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DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2006-4 NOVASTAR
HOME EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-4,

INDEX NO: 135656/2017

Plaintiff,

-against-

AFFIRMATION OF SERVICE

DARLEAN MARCUCILLI
LVNV FUNDING LLC
BOARD OF DIRECTORS OF STARBUCK
HOMEOWNERS ASSOCIATION, INC.,

Defendant.

-----X
STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 25th day of February 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on February 25, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the

following addresses:

DARLEAN MARCUCILLI
Pro se Defendant
73 Starbuck Street
Staten Island, NY 10304

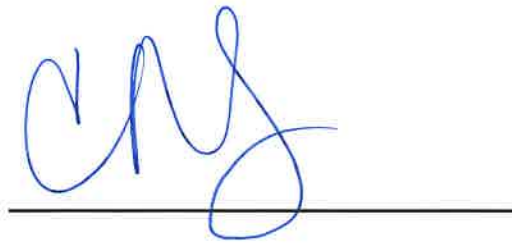
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Dated: February 25, 2025



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COUNTY OF RICHMOND**

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-4 NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES, SERIES 2006-4,

PLAINTIFF,

-AGAINST-

DARLEAN MARCUCILLI
LVNV FUNDING LLC
BOARD OF DIRECTORS OF STARBUCK HOMEOWNERS
ASSOCIATION, INC.,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
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Melville, NY 11747
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