

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

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

-against-

VIRGINIA ANNE LIPPA, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Richmond on February 3, 2025, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and VIRGINIA ANNE LIPPA, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on April 3, 2025 at 10:00AM, premises known as 130 VEDDER AVENUE, STATEN ISLAND, NY 10302; and the following tax map identification: 1483-60.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS  
AND IMPROVEMENTS THEREON ERECTED, SITUATE LYING AND BEING IN  
T H E  
BOROUGH OF STATEN ISLAND, COUNTY OF RICHMOND, CITY AND STATE OF  
NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 135177/2022. Kevin McKernan, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



22-059834 - StM

