

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

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

Plaintiff

AGAINST

MICHAEL PASQUALONE, GLADYS MARTINEZ, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 20, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on April 3, 2025 at 10:00AM, premises known as 61 Crispi Lane, Unit 13, Staten Island, NY 10308. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 5299 Lot 22. Approximate amount of judgment \$595,818.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135380/2023.

Joann Monaco, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-004454

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

22-004454

Index No. 135380/2023

AFFIRMATION OF SERVICE BY MAIL

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

vs.

MICHAEL PASQUALONE, GLADYS MARTINEZ, ET AL., Defendant(s)

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on March 4, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Joann Monaco, Esq
22 Rumson Road
Staten Island, NY 10314-5915

Michael Pasqualone
61 Crispi Lane, Unit 13, 1st and 2nd floors
Staten Island, NY 10308

Gladys Martinez
61 Crispi Lane, Unit 13, 1st and 2nd floors
Staten Island, NY 10308

I affirm on, March 4, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Kristen Fantry