

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, U.S. BANK TRUST NATIONAL ASSOCIATION, AND ANY SUCCESSOR IN INTEREST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR MILL CITY MORTGAGE LOAN TRUST 2019-GS2, Plaintiff, vs. JOANN CANNATA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 22, 2025 I, the undersigned Referee will sell at public auction at the Terrace of the Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301, on December 4, 2025 at 10:00 AM, premises known as 334 ROLLING HILL GREEN, STATEN ISLAND, NY 10309 a/k/a 10312. All that certain piece or parcel of real property, with the improvements therein contained, situate and being a part of a condominium in the Borough of Staten Island, County of Richmond, and City and State of New York, Block: 6017, Lot: 1203, together with a 1.4220% undivided interest in the common elements of the condominium. Approximate amount of judgment is \$122,094.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135551/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

LORRAINE VIVIAN KATHLEEN COYLE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Schedule A Description

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SECTION 26 BLOCK 6017 LOT 1203 ON THE TAX MAP OF RICHMOND COUNTY

ALL that certain piece or parcel of real property, with the improvements therein contained, situate and being a part of a condominium in the Borough of Staten Island, County of Richmond, and City and State of New York, known and designated as Home No. 217, together with a 1.4220% undivided interest in the common elements of the condominium hereinafter described as the same is defined in the Declaration of Condominium hereinafter referred to.

The real property above described is a Home shown on the plans of a condominium prepared and certified by DiFiore and Giacobbe, P.C., A.I.A., and filed in the Office of the Clerk of the County of Richmond on the 16th day of April, 1980 as map No. C-23 defined in the Declaration of Condominium entitled ROLLING HILLS CONDOMINIUM III made by Rolling Hills Estates Corp. under Article 9-B of the New York Real Property Law dated the 14th day of April, 1980 and recorded in the Office of the Clerk of the County of Richmond on the 16th day of April, 1980 in Liber 2362 of Deeds at Page 475 covering the property therein described.

PARCEL I

ALL that certain piece or parcel of land, lying, being and situate in the Borough of Staten Island, County of Richmond, City and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Rolling Hill Green distant 495.74 feet Southwesterly from the corner formed by the intersection of the Westerly side of Arden Avenue and the Northerly side of Rolling Hill Green and having the co-ordinated 38569.413 South and 41570.689 West as said streets are laid out on a map adopted by the City of New York;

RUNNING THENCE at right angles to Rolling Hill Green North 18 degrees, 03 minutes, 49 seconds West 80.00 feet;

RUNNING THENCE parallel to Rolling Hill Green, North 71 degrees, 56 minutes, 11 seconds East 205.46 feet to a point of curvature;

RUNNING THENCE along a curve, curving to the right, having a radius of 190.00 feet and a center angle of 31 degrees, 58 minutes, 57 seconds, an arc length of 106.66 feet;

RUNNING THENCE South 16 degrees, 56 minutes, 11 seconds West 80.19 feet

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to the Northerly side of Rolling Hill Green;

RUNNING THENCE Westerly along the Northerly side of Rolling Hill Green as it curves to the left, having a radius of 110.00 feet and a center angle of 29 degrees, 47 minutes, 00 seconds an arc length of 57.18 feet to a point of tangency;

PARCEL II

BEGINNING at a point formed by the intersection of the Westerly side of Arden Avenue and the Northwestern side of Rolling Hill Green as said streets are laid out on a map adopted by the City of New York;

RUNNING THENCE Westerly along the Northwestern side of Rolling Hill Green, South 51 degrees, 56 minutes, 11 seconds West 80.00 feet;

RUNNING THENCE Northerly along the Northeasterly side of Rolling Hill Green, North 38 degrees, 03 minutes, 49 seconds West 75.89 feet to a point of curvature;

RUNNING THENCE Westerly continuing along the Northeasterly side of Rolling Hill Green as it curves to the left, having a radius of 110.00 feet and a center angle of 33 degrees, 46 minutes, 04 seconds, an arc length of 64.83 feet;

RUNNING THENCE North 22 degrees, 24 minutes, 16 seconds East 80.13 feet;

RUNNING THENCE Easterly along a curve to the right having a radius of 190.00 feet and a center angle of 31 degrees, 58 minutes, 57 seconds an arc length of 106.06 feet to a point of tangency on the Westerly side of Arden Avenue;

RUNNING THENCE along the Westerly side of Arden Avenue, South 38 degrees, 03 minutes, 49 seconds East 75.89 feet to the point or place of BEGINNING.

PARCEL III

BEGINNING at a point on the Northwestern side of Rolling Hill Green distant 270.29 feet Northeasterly from the corner formed by the intersection of the Northerly side of Tulip Circle and the Westerly side of Rolling Hill Green and having the co-ordinates 30801.780 South and 41216.717 West as said streets are laid out on a map adopted by the City of New York;

RUNNING THENCE North 38 degrees, 03 minutes, 49 seconds West 37.00 feet;

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RUNNING THENCE North 54 degrees, 46 minutes, 46 seconds West 62.06 feet;

RUNNING THENCE South 35 degrees, 13 minutes, 14 seconds West 61.40 feet;

RUNNING THENCE North 54 degrees, 46 minutes, 46 seconds West 22.18 feet;

RUNNING THENCE North 83 degrees, 09 minutes, 22 seconds West 6.60 feet;

RUNNING THENCE South 35 degrees, 13 minutes, 14 seconds West 109.06 feet;

RUNNING THENCE North 77 degrees, 00 minutes, 00 seconds West 86.42 feet;

RUNNING THENCE North 54 degrees, 46 minutes 46 seconds West 75.00 feet;

RUNNING THENCE North 18 degrees, 03 minutes, 49 seconds West 172.78 feet to the Southerly side of Rolling Hill Green;

RUNNING THENCE along Rolling Hill Green, North 71 degrees, 56 minutes, 11 seconds East 73.52 feet to a point of curvature;

RUNNING THENCE along a curve to the right, having a radius of 15.00 feet and a center angle of 70 degrees, 00 minutes, 00 seconds, an arc length of 18.33 feet to a point of tangency;

RUNNING THENCE along the Southwesterly side of Hickory Circle South 38 degrees, 03 minutes, 49 seconds East 84.84 feet to a point of curvature;

RUNNING THENCE along a curve to the right having a radius of 15.00 feet and a center angle of 70 degrees, 31 minutes, 45 seconds an arc length of 18.46 feet to a point of reverse curvature;

RUNNING THENCE along a curve to the left, having a radius of 45.00 feet and a center angle of 250 degrees, 31 minutes, 47 seconds, an arc length of 196.76 feet to a point of tangency;

RUNNING THENCE along the Northeasterly side of Hickory Circle North 38 degrees, 03 minutes, 49 seconds West 112.79 feet to a point of curvature;

RUNNING THENCE along a curve to the right having a radius of 15.00 feet and a center angle of 110 degrees, 00 minutes, 00 seconds, an arc length of 28.80

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feet to a point of tangency;

RUNNING THENCE along the Southeasterly side of Rolling Hill Green, North 71 degrees, 56 minutes, 11 seconds East 106.83 feet to a point of curvature;

RUNNING THENCE along a curve to the right having a radius of 60.00 feet and a center angle of 70 degrees, 00 minutes, 00 seconds an arc length of 73.30 feet to a point of tangency;

RUNNING THENCE along the Southwesterly side of Rolling Hill Green, South 38 degrees, 03 minutes, 49 seconds East 210.80 feet to a point of curvature;

RUNNING THENCE along a curve to the right having a radius of 10.00 feet and a center angle of 84 degrees, 35 minutes, 49 seconds an arc length of 14.76 feet to a point of tangency;

RUNNING THENCE along the Northwesterly side of Rolling Hill Green, South 46 degrees, 32 minutes, 00 seconds West 71.26 feet to the point or place of BEGINNING.

PARCEL IV

BEGINNING at the corner formed by the intersection of the Northwesterly line of Vespa Avenue and the Southwesterly line of Arden Avenue as said streets are laid out on a map adopted by the City of New York;

RUNNING THENCE Westerly along the Northwesterly line of Vespa Avenue, South 46 degrees, 32 minutes, 00 seconds West 131.53 feet;

RUNNING THENCE North 43 degrees, 28 minutes, 00 seconds West 77.87 feet;

RUNNING THENCE North 86 degrees, 42 minutes, 12 seconds West 2.92 feet to a point on the Southeasterly line of Rolling Hill Green (as adopted by the City of New York);

RUNNING THENCE Northerly along a curve bearing to the left the radius which is 60.00 feet a central angle of 84 degrees, 35 minutes, 49 seconds for an arc length of 88.59 feet;

RUNNING THENCE Northerly and still along said Easterly line of Rolling Hill Green North 38 degrees, 03 minutes, 49 seconds West 55.00 feet to a corner formed by the intersection of the Southeasterly line of Rolling Hill Green;

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RUNNING THENCE Easterly along the Southeasterly line of Rolling Hill Green, North 51 degrees, 56 minutes, 11 seconds East 80.00 feet to a point on the Southwesterly line of Arden Avenue;

RUNNING THENCE Southerly along the Southwesterly line of Arden Avenue, South 38 degrees, 03 minutes, 04 seconds East 38.50 feet;

RUNNING THENCE and continuing Southerly along the Southwesterly line of Arden Avenue, along a curve bearing to the left having a radius 1,680.00 feet, a central angle of 4 degrees, 53 minutes, 36 seconds for an arc length of 143.48 feet to the corner formed by the intersection of the Southwesterly line of Arden Avenue and the Northwestern line of Vespa Avenue to the point or place of BEGINNING.

PARCEL V

BEGINNING at a point along the Northwestern line of Vespa Avenue distant 131.53 feet Westerly from the corner formed by the intersection of the Northwestern line of Vespa Avenue and the Southwesterly line of Arden Avenue, as said streets are laid out on a map adopted by the City of New York, and having the co-ordinates 38845.733 South and 41074.116 West;

RUNNING THENCE Westerly and along said Northwestern line of Vespa Avenue South 46 degrees, 32 minutes, 00 seconds West 85.16 feet;

RUNNING THENCE South 39 degrees, 46 minutes, 30 seconds West and still along Vespa Avenue 31.06 feet;

RUNNING THENCE North 43 degrees, 28 minutes, 00 seconds West 83.66 feet to a point along the Southwesterly line of Rolling Hill Green as adopted by the City of New York, July 25, 1965;

RUNNING THENCE North 46 degrees, 32 minutes, 00 seconds East along the Southwesterly line of Rolling Hill Green 114.00 feet;

RUNNING THENCE South 86 degrees, 42 minutes, 12 seconds East 2.92 feet;

RUNNING THENCE South 43 degrees, 28 minutes, 00 seconds East 77.87 feet to a point along the Northwestern line of Vespa Avenue to the point or place of BEGINNING.

Premises known as:
334 Rolling Hill Green
Staten Island, NY Unit 217

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Index No.: 135551/2023

-against-

AFFIDAVIT OF SERVICE

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Christian Zamora, being duly sworn, deposes and says:

On November 4, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

JOANN CANNATA
134 WILLOWBROOK RD
HUDSON, NY 12534

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THE BOARD OF MANAGERS OF THE ROLLING HILLS
CONDOMINIUM III AT ROLLING HILL GREEN, STATEN ISLAND
C/O SECRETARY OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231

JADE GARY, ESQ.
CENTER FOR NYC NEIGHBORHOODS
ATTORNEY FOR SUSTAINABLE NEIGHBORHOODS LLC
60 BROAD STREET
NEW YORK, NY 10004

ANGELA C. (FULL LAST NAME REFUSED)
334 ROLLING HILL GREEN
STATEN ISLAND, NY 10309 A/K/A 10312

LORRAINE COYLE, ESQ.
REFEREE
5911 RIVERDALE AVE
BRONX, NY 10471

ANY AND ALL OCCUPANTS
334 ROLLING HILL GREEN
STATEN ISLAND, NY 10309 A/K/A 10312

RICHMOND COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
26 CENTRAL AVENUE
STATEN ISLAND, NY 10301


Christian Zamora

Sworn to before me on this 4th day

of November, 2025


NOTARY PUBLIC

ERIN MORAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO0039148
Qualified in Suffolk County
Commission Expires July 07, 2029