

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff  
AGAINST**

**JONATHAN BOXMAN, RHONDA FORDE, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered May 15, 2025, 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 August 7, 2025 at 10:00 AM, premises known as 574 Travis Avenue, Staten Island, NY 10314. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Richmond, City and State of New York, Block 2368, Lot 54. Approximate amount of judgment \$562,293.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135683/2018.

**Joan Tremer, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**18-002311**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND**

**18-002311  
Index No. 135683/2018**

**AFFIRMATION OF SERVICE BY MAIL**

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**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF  
2 ACQUISITION TRUST, Plaintiff**

**vs.**

**JONATHAN BOXMAN, RHONDA FORDE, ET AL., Defendant(s)**

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Cassidy Ertel, 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 July 8, 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:**

**Joan Tremer, Esq.  
16 Driggs Street  
Staten Island, NY 13038**

**Jonathan Boxman  
9 Mackenzie Ct  
Freehold, NJ 07728**

**Stafford Mitchell Liss, Esq.  
Attorney for Defendant Rhonda Forde  
11835 Queens Blvd  
Forest Hills, New York 11375**

**Beth P. Schwartz, Esq.  
Attorney for Defendant United States of America acting through the Internal Revenue Service  
271 Cadman Plaza East  
Brooklyn, NY 11201**

**Nicole K. Vachon, Esq.  
Attorney for Defendant The Port Authority of New York and New Jersey  
150 Greenwich Street, 24th Floor  
New York, NY 10007**

I affirm on, July 8, 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.



**Cassidy Ertel**