

## **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 C/O U.S. BANK  
TRUST NATIONAL ASSOCIATION, Plaintiff**

**AGAINST**

**COURTNEY KING, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered July 9, 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 January 8, 2026 at 10:00 AM, premises known as 64 Van Pelt Avenue, Staten Island, NY 10303. 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 1211 Lot 135. Approximate amount of judgment \$663,877.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135103/2024.

**Ndukwe D. Agwu Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**23-000391**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

Index No.: 135103/2024

Client's File No.: 23-000391

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

vs.

COURTNEY KING, ET AL., Defendant(s)

**AFFIRMATION OF SERVICE BY MAIL**

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 December 11, 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.

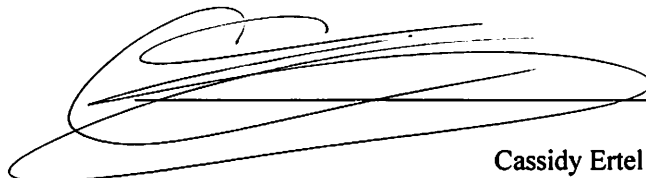
Referee:

Ndukwe D. Agwu Esq.  
10 Vineyard Avenue,  
Yonkers, NY 10703

Courtney King  
231 Bexley Lane  
Piscataway, NJ 08854

Cyril Murray, Esq  
Attorney for Defendant United States of America on behalf of the IRS  
271 Cadman Plaza East  
Brooklyn, NY 11201

I affirm on December 11, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel