

## **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 MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1, Plaintiff, vs. STEPHEN NICO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 16, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on July 24, 2025 at 10:00 a.m., premises known as 182 Serrell Avenue, Staten Island, NY 10312. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 5623 and Lot 450. Approximate amount of judgment is \$551,205.53 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135403/2023.

Rosemary F. Palladino, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 223063-1