

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. PUBLIC ADMINISTRATOR OF RICHMOND COUNTY FOR THE ESTATE OF KATHERINE SIMMONS WHO WAS SURVIVING JOINT TENANT OF CLAIRE SIMMONS AND GWENDOLYN SIMMONS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 8, 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 December 4, 2025 at 10:00 a.m., premises known as 77 Bard Avenue, Staten Island, NY 10310. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at West Brighton, in the Borough of Staten Island, County of Richmond, City and State of New York, Block 78 and Lot 69. Approximate amount of judgment is \$737,539.04 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135015/2021.

John Vander Neut, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 254200-1