

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Plaintiff, vs. NATHANIEL MAHONE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 28, 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 10, 2025 at 10:00 a.m., premises known as 350 Hoyt Avenue, Staten Island, NY 10301. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the First Ward of the Borough of Richmond, County of Richmond, City and State of New York, Block 134 and Lot 59. Approximate amount of judgment is \$960,579.62 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130696/2009.

Thomas A. Penett, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 171545-1