

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. FRED M. DARRETTA, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on April 15, 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 458 Caswell Avenue, #1, Staten Island, NY 10314 a/k/a 458 Caswell Avenue, Unit C-2, Staten Island, NY 10314. 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 1525 and Lot 1002 together with an undivided 0.0153 percent interest in the Common Elements. Approximate amount of judgment is \$225,883.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135252/2023. Cash will not be accepted.

Peter F. Martin, Esq., Referee

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Attorneys for Plaintiff