

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

-----X  
CITIZENS BANK, N.A.

Index No: 135530/2023

Plaintiff.

**NOTICE OF SALE**

-against-

PETER RIZZO A/K/A PETER A. RIZZO;  
TIMOTHY GLENNON;  
NEW YORK CITY TRANSIT ADJUDICATION  
BUREAU;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU;

Defendants.

-----X  
TAKE NOTICE that the within is a true copy of a Notice of Sale for 270 Great Kills  
Road, Staten Island, New York 10308 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: December 21, 2025  
Melville, NY

By:

GEORGE FRANKE, ESQ.  
Attorneys for Plaintiff  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

To:  
PETER RIZZO A/K/A PETER A. RIZZO  
70 EAST SUNRISE HIGHWAY #605  
VALLEY STREAM, NY 11581

PETER RIZZO A/K/A PETER A. RIZZO  
270 GREAT KILLS ROAD  
STATEN ISLAND, NY 10308

TIMOTHY GLENNON  
28 DALE AVENUE, #2  
STATEN ISLAND, NY 10306

NEW YORK CITY TRANSIT ADJUDICATION BUREAU  
130 LIVINGSTON STREET  
BROOKLYN, NEW YORK 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU  
DEFENDANT  
100 CHURCH STREET  
NEW YORK, NY 10007

Jennifer Marie Cassandra, Esq., Referee  
1265 Richmond Ave  
Staten Island, New York 10314

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

CITIZENS BANK, N.A.

Plaintiff,

Against

PETER RIZZO A/K/A PETER A. RIZZO; TIMOTHY GLENNON; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/21/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 1/22/2026 at 10:00AM, premises known as 270 Great Kills Road, Staten Island, NY 10308, and described as follows:

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 5140 Lot 34

The approximate amount of the current Judgment lien is \$450,238.29 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135530/2023

Jennifer Marie Cassandra, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 11/18/2025 File Number: 23-301114 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF RICHMOND

-----X

CITIZENS BANK, N.A.

INDEX NO: 135530/2023

Plaintiff,

-against-

AFFIRMATION OF SERVICE

PETER RIZZO A/K/A PETER A. RIZZO;  
TIMOTHY GLENNON;  
NEW YORK CITY TRANSIT ADJUDICATION  
BUREAU;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU;

Defendant.

-----X

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 23rd day of December 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on December 23 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

PETER RIZZO A/K/A PETER A. RIZZO  
70 EAST SUNRISE HIGHWAY #605  
VALLEY STREAM, NY 11581

PETER RIZZO A/K/A PETER A. RIZZO  
270 GREAT KILLS ROAD  
STATEN ISLAND, NY 10308

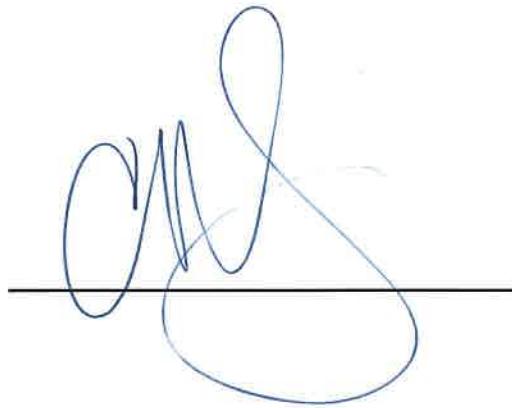
TIMOTHY GLENNON  
28 DALE AVENUE, #2  
STATEN ISLAND, NY 10306

NEW YORK CITY TRANSIT ADJUDICATION BUREAU  
130 LIVINGSTON STREET  
BROOKLYN, NEW YORK 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU  
DEFENDANT  
100 CHURCH STREET  
NEW YORK, NY 10007

Jennifer Marie Cassandra, Esq., Referee  
1265 Richmond Ave  
Staten Island, New York 10314

Dated: December 22, 2025

A handwritten signature in blue ink, appearing to read "Jennifer Marie Cassandra, Esq.", is positioned above a horizontal line. The signature is fluid and cursive, with a large loop on the left and a more vertical, stylized section on the right.

**Index No. 135530/2023**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND**

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CITIZENS BANK, N.A.

**PLAINTIFF,**

**-AGAINST-**

PETER RIZZO A/K/A PETER A. RIZZO;  
TIMOTHY GLENNON;  
NEW YORK CITY TRANSIT ADJUDICATION BUREAU;  
NEW YORK CITY PARKING VIOLATIONS BUREAU;

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for PLAINTIFF  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

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