

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST, Plaintiff, vs. JOSEPH RUSSO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 22, 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 157 Bancroft Avenue, Staten Island, NY 10306. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Richmond, City and State of New York, Block 3606 and Lot 6. Approximate amount of judgment is \$439,026.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135341/2022.

Chaim Steinberger, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 203262-1