

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. JOZETTE CARTER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 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 June 12, 2025 at 10:00 a.m., premises known as 154 Pelton 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 in the Borough of Staten Island, County of Richmond, City and State of New York, Block 150 and Lot 215. Approximate amount of judgment is \$939,142.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135237/2023.

John P. Sipp, Jr., Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 230425-1