

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NA, AS SUCCESSOR BY MERGER TO LASALLE BANK NA, AS
TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES
WMALT SERIES 2007-OC2 TRUST, Plaintiff**

AGAINST

VALERIYAN DRABOTT, NATALIA DRABOTT, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 4, 2024, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on June 12, 2025 at 10:00 AM, premises known as 216 Justin Avenue, Staten Island, NY 10306. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 5029 Lot 62. Approximate amount of judgment \$546,752.97 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135118/2023.

James H. Birch, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-003331

**SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND****22-003331
Index No. 135118/2023****AFFIRMATION OF SERVICE BY MAIL**

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NA, AS SUCCESSOR BY MERGER TO LASALLE BANK NA, AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2007-OC2 TRUST, Plaintiff

vs.

VALERIYAN DRABOTT, NATALIA DRABOTT, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on May 13, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

James H. Birch, Esq.
11-89 Forest AVE
Staten Island, NY 10310

Kafi Harris, Esq.
Attorney for Defendant Valeriyan Drabott
990 Westbury Rd., Suite 101
Westbury, NY 11590-5300

Natalia Drabott
216 Justin Avenue, 1st Floor
Staten Island, NY 10306

I affirm on, May 13, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel