

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff
AGAINST**

**MICHAEL GRILLO AS HEIR TO THE ESTATE OF NORMA GRILLO, HARRY COLON AS
HEIR TO THE ESTATE OF NORMA GRILLO, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered August 7, 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 May 1, 2025 at 10:00AM, premises known as 331 Union Avenue, Staten Island, NY 10303. 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 1223, Lot 39. Approximate amount of judgment \$289,502.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135558/2018. Only Bank or Certified check, or money order, payable to the Referee will be accepted for the downpayment. No third-party check or cash will be accepted.

Jeffrey N. Lisnow, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-001857

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

19-001857
Index No. 135558/2018

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST, Plaintiff

vs.

MICHAEL GRILLO AS HEIR TO THE ESTATE OF NORMA GRILLO, HARRY COLON AS HEIR TO THE ESTATE OF NORMA GRILLO, ET
AL., Defendant(s)

Kristen Fantry, 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 April 1, 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:

Jeffrey N. Lisnow, Esq.
3 Ella Drive
Millstone, NJ 08510

Michael Grillo
331 Union Avenue
Staten Island, NY 10303

Harry Colon
331 Union Avenue
Staten Island, NY 10303

Unknown Heirs
331 Union Avenue
Staten Island, NY 10303

Michael J. Motelson, Esq.
Attorney for Defendant Maple Park Homeowners Association, Inc.
109 Winant Place, Suite 120
Staten Island, NY 10309-1351

Michele Mirro, Esq.
Attorney for Defendant New York City Environmental Control Board
375 Pearl St, 30th Floor
New York, NY 10038

Michele Mirro, Esq.
Attorney for Defendant New York City Parking Violations Bureau
375 Pearl St, 30th Floor
New York, NY 10038

Michele Mirro, Esq.
Attorney for Defendant New York City Transit Adjudication Bureau
375 Pearl St, 30th Floor
New York, NY 10038

Nicholas T. Montalto, Esq.
Guardian Ad Litem for Unknown Heirs
888 Forest Avenue
Staten Island, NY 10310-2438

I affirm on, April 1, 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.



Kristen Fantry