

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. SHERRI LYNN TALIENTO A/K/A SHERRI L. TALIENTO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 29, 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on February 6, 2025 at 10:00 a.m., premises known as 209 Milton 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 Borough of Staten Island, County of Richmond, City and State of New York, Block 4056 and Lot 8. Approximate amount of judgment is \$432,391.85 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135514/2019.

Thomas A. Penett, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 231544-1