

## **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  
AGAINST**

**N. PATRICK MARTIN, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered August 8, 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 October 24, 2024 at 10:00AM, premises known as 41 Beachview 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 3686 Lot 51. Approximate amount of judgment \$520,205.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135176/2023. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

**Jace C. McColley, Esq, Referee**

**Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221**

**22-003955**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

22-003955  
Index No. 135176/2023

AFFIRMATION OF SERVICE BY MAIL

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U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST, Plaintiff

vs.

N. PATRICK MARTIN, ET AL., Defendant(s)

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Devin DeFrank, 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 September 24, 2024, 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:


Jace McColley, Esq  
540 Middlesex Avenue  
Metuchen, NJ, NY 08840

N. Patrick Martin  
41 Beachview Avenue  
Staten Island, NY 10306

Pushpa U. Bhat, Esq.  
Attorney for Defendant Sustainable Neighborhoods LLC  
55 Broad Street, Floor 10  
New York, NY 10004

Beth P. Schwartz, Esq.  
Attorney for Defendant United States of America on behalf of the IRS  
271 Cadman Plaza East  
Brooklyn, NY 11201

I affirm on, September 24, 2024 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.

  
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Devin DeFrank