

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND**

-----X
RMS SERIES TRUST 2020-1 BY U.S. BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE

Index No.: 135205/2015

Plaintiff,

-against-

ISABEL M. DAURIA; PEDRO ANDREW GARAY HEIR AT
LAW OF THE ESTATE OF PEDRO GARAY; MARY GARCIA
A/K/A MARY ORTIZ HEIR AT LAW OF THE ESTATE OF
THE ESTATE OF PEDRO GARAY; UNKNOWN HEIRS AT
LAW OF THE ESTATE OF PEDRO GARAY; NEW YORK
CITY PARKING VIOLATIONS BUREAU, NEW YORK
STATE DEPARTMENT OF TAXATION AND FINANCE;
UNITED STATES OF AMERICA INTERNAL REVENUE
SERVICES

NOTICE OF SALE

Defendants.

-----X
SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated
December 18, 2024 and entered herein December 20, 2024, DANIELE CALOGERO
MAROTTA, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction
on the 20th day of MARCH, 2025 at 10:00 AM, the premises directed by said Judgment to be
sold at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112,
Staten Island, NY. Said premises is commonly known as, 116 TYSEN STREET, STATEN
ISLAND, NY 10301.

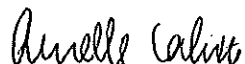
SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$ 837,730.09 plus interest thereon from
January 17, 2024 together with costs, allowances, attorney's fees and expenses of sale as
awarded by the Court in said Judgment.

Dated: February 19, 2025
White Plains, New York

DANIELE CALOGERO MAROTTA, ESQ
Referee

KOSTERICH & SKEETE, LLC



Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

DEFAULT SERVICES

DIVISION OF

FRONTIER ABSTRACT AND RESEARCH SERVICES, INC.**69 Cascade Drive, Suite 101, Rochester, NY 14614****SEARCH NO. 1028163****Schedule A- Description of the Premises**

ALL that certain plot, piece or parcel of land, with the building and improvements, thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Tysen Street, distant south 6 degrees 55 minutes 40 seconds east, 150.00 feet from the point of intersection formed by the southerly side of Fillmore Street and the westerly side of Tysen Street;

RUNNING THENCE south 86 degrees 32 minutes 40 seconds west, 201.71 feet to a point;

THENCE south 7 degrees 20 minutes 52 seconds east, 24.04 feet;

THENCE north 87 degrees 19 minutes 45 seconds east, 143.32 feet;

THENCE north 84 degrees 26 minutes 33 seconds east and part of the distance through a party wall, 58.26 feet to the westerly side of Tysen Street;

THENCE north 6 degrees 55 minutes 40 seconds east along the westerly side of Tysen Street, 23.86 feet to the point or place of BEGINNING.

**116 Tysen Street, Staten Island, (Borough of Staten Island, City of New York) Richmond County
Block 72 Lot 96**

SUPREME COURT - COUNTY OF RICHMOND.

RMS SERIES TRUST 2020-1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff -against- ISABEL M. DAURIA, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 18, 2024 and entered on December 20, 2024, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112, Staten Island, NY on March 20, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Tysen Street, distant south 6 degrees 55 minutes 40 seconds east, 150.00 feet from the point of intersection formed by the southerly side of Fillmore Street and the westerly side of Tysen Street; RUNNING THENCE south west, 201.71 feet; THENCE south east, 24.04 feet; THENCE north east, 143.32 feet; THENCE north east 58.26 feet; THENCE north east, 23.86 feet. Block: 72 Lot: 96

Said premises known as 116 TYSEN STREET, STATEN ISLAND, NY 10301

Approximate amount of lien \$837,730.09 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 135205/2015.

DANIELE CALOGERO MAROTTA, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* SI ADVANCE*}