

**NOTICE OF SALE SUPREME COURT RICHMOND COUNTY**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING  
2021-A COLLATERAL TRUST, Plaintiff against

MARGARET STANLEY; UNKNOWN HEIRS TO THE ESTATE OF ANNA MAE ALLISON  
A/K/A ANNIE MAE ALLISON A/K/A ANNIE M. ALLISON, et al Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800,  
Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered November 5, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on February 5, 2026 at 10:00 AM. Premises known as 51 North Burgher Avenue, Staten Island, NY 10310. Block 158 Lot 49. All that lot or parcel of land with the building and improvement thereon erected, situate, lying and being on the Easterly line of Burgher Avenue, between the Richmond Terrace and Henderson Avenue, in the First Ward (formerly town of Castletown) Borough and County of Richmond, City and State of New York. Approximate Amount of Judgment is \$226,985.81 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135304/2015.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Bruno Frank Codispoti, Esq., Referee

File # SPSJN419