

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

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

-against-

KRISTIN DONOVAN, AS ADMINISTRATRIX AND AS HEIR AND DISTRIBUTEE OF  
THE ESTATE OF JOAN COMITINI, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Richmond on November 7, 2025, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and KRISTIN DONOVAN, AS ADMINISTRATRIX AND AS HEIR AND DISTRIBUTEE OF THE ESTATE OF JOAN COMITINI, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301, on 02/05/2026 at 10:00AM, premises known as 7306 AMBOY ROAD, STATEN ISLAND, New York 10307; and the following tax map identification, -7868-27.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS  
AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN  
THE COUNTY OF RICHMOND, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 135417/2023. Steven R. Calcagno, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.



23-130939 - SyA

