

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR INDYMAC
IMJA MORTGAGE LOAN TRUST 2007-A4,
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-A4

Index No: 135138/2020

NOTICE OF SALE

Plaintiff.

-against-


JOHN RAGNATELLI AS EXECUTOR OF THE
ESTATE OF LUCIO RAGNATELLI,
ONEWEST BANK, FSB,
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,
UNITED STATES OF AMERICA O/B/O
INTERNAL REVENUE SERVICE,
JOHN DOE,

Defendants.

TAKE NOTICE that the within is a true copy of a Notice of Sale for 2671 Amboy
Island, New York 10306 in RICHMOND County.

McCABE, WEISBERG & CONWAY, LLC

Dated: June 25, 2025
Melville, NY

By: 
MELISSA A. SPOSATO, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
JOHN RAGNATELLI AS EXECUTOR OF THE ESTATE OF LUCIO RAGNATELLI
17 WHITEHALL STREET
STATEN ISLAND, NEW YORK 10306

ONEWEST BANK, FSB

350 5TH AVENUE, SUITE 1200
NEW YORK, NEW YORK 10118

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
WA HARRIMAN CAMPUS, BUILDING 9
ALBANY, NEW YORK 12227

UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE
86 CHAMBERS STREET
NEW YORK, NEW YORK 10007

JOHN DOE
2671 AMBOY ROAD
STATEN ISLAND, NEW YORK 10306

Christopher J. Fitzpatrick, Esq., Referee
235 Forest Ave
Staten Island, New York 10301

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC IMJA
MORTGAGE LOAN TRUST 2007-A4, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2007-A4

Plaintiff,

Against

JOHN RAGNATELLI AS EXECUTOR OF THE ESTATE OF LUCIO RAGNATELLI, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/04/2024, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 7/24/2025 at 10:00 AM, premises known as 2671 Amboy Road, Staten Island, New York 10306, and described as follows:

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.

Block 4309 Lot 122

The approximate amount of the current Judgment lien is \$615,071.41 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135138/2020

Christopher J. Fitzpatrick, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 5/2/2025 File Number: 20-302779 CA

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

-----X
DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR INDYMAC IMJA MORTGAGE
LOAN TRUST 2007-A4, MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2007-A4

INDEX NO: 135138/2020

Plaintiff,

-against-

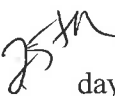
AFFIRMATION OF SERVICE

JOHN RAGNATELLI AS EXECUTOR OF THE
ESTATE OF LUCIO RAGNATELLI,
ONEWEST BANK, FSB,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE,
JOHN DOE,

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this  day of June 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on June 25, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

JOHN RAGNATELLI AS EXECUTOR OF THE ESTATE OF LUCIO RAGNATELLI
17 WHITEHALL STREET
STATEN ISLAND, NEW YORK 10306


ONEWEST BANK, FSB
350 5TH AVENUE, SUITE 1200
NEW YORK, NEW YORK 10118

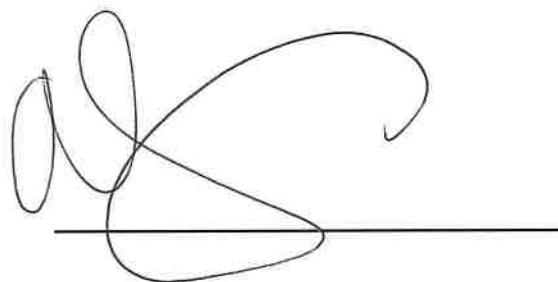
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JOHN DOE
2671 AMBOY ROAD
STATEN ISLAND, NEW YORK 10306

Christopher J. Fitzpatrick, Esq., Referee
235 Forest Ave
Staten Island, New York 10301

Dated: June , 2025



Index No. 135138/2020

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR INDYMAC IMJA MORTGAGE LOAN
TRUST 2007-A4, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-A4

PLAINTIFF,

-AGAINST-

JOHN RAGNATELLI AS EXECUTOR OF THE ESTATE OF
LUCIO RAGNATELLI,
ONEWEST BANK, FSB,
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE,
UNITED STATES OF AMERICA O/B/O INTERNAL
REVENUE SERVICE,
JOHN DOE,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC
Attorneys for PLAINTIFF
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