

**NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND, US BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG  
ASSET TRUST, Plaintiff, vs. JACQUELINE COLUCCI, AS HEIR AND DISTRIBUTEE OF THE  
ESTATE OF ZACHARY BRANCIFORTE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 3, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on February 5, 2026 at 10:00 a.m., premises known as 260 Milton Avenue, Staten Island, NY 10306. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 4057 and Lot 103. Approximate amount of judgment is \$287,035.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135157/2023.

James M. Santner, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 240609-1