

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

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

AGAINST

LORNA HOWELL, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 4, 2025, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on February 5, 2026 at 10:00 AM, premises known as 70 Coursen Place, Staten Island, NY 10304. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Second Ward of the Borough of Richmond (formerly Town of Middletown), Richmond County, City and State of New York, Block 559, Lot 27. Approximate amount of judgment \$522,076.01 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135394/2023.

Tracee E. Davis, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

19-000150

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

Index No.: 135394/2023

Client's File No.: 19-000150

U.S. Bank Trust National Association, not in its
individual capacity but solely as owner trustee for RCF
2 Acquisition Trust, Plaintiff

vs.

LORNA HOWELL, ET AL., Defendant(s)

AFFIRMATION OF SERVICE BY MAIL

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on January 6, 2026, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

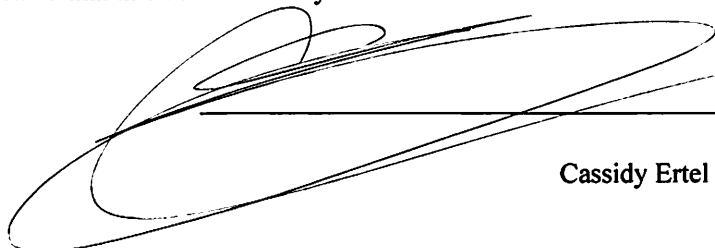
Referee:

Tracee E. Davis, Esq.
620 8th Avenue,
New York, NY 10018-1618

Lorna Howell
30 Park Hill Circle
Staten Island, NY 10304

Joy Anakhu Esq.
Attorney for Defendant Department of Housing Preservation and Development
100 Church Street, Room 3-118
New York, NY 10007

I affirm on January 6, 2026 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel