

## **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, vs. PETER CIAPPINA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 29, 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 July 24, 2025 at 10:00 a.m., premises known as 415 North Railroad Avenue, Staten Island, NY 10304. 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 3312 and Lot 46. The approximate amount of judgment is \$370,235.82 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #135511/2023.

Eve Newman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213493-4