

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

JPMorgan Chase Bank, National Association, Plaintiff

AGAINST

Mark Mercado; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 16, 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 September 18, 2025 at 10:00 AM, premises known as 187 Market Street, Staten Island, NY 10310. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block: 175 Lot: 69. Approximate amount of judgment \$316,268.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130855/2012.

Christopher H. Benbow, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

21-08965NY

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

21-08965NY
Index No. 130855/2012

AFFIRMATION OF SERVICE BY MAIL

JPMorgan Chase Bank, National Association, Plaintiff

vs.

Mark Mercado; et al., Defendant(s)

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 August 19, 2025, 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:

Christopher H. Benbow, Esq.
140 Nixon Ave
Staten Island, NY 10304

Mark Mercado
187 Market St
Staten Island, NY 10310

Breon Peace | United States Attorney Eastern District of New York
Attorney for defendant, Secretary of Housing and Urban Development
271 Cadman Plaza East
Brooklyn, N.Y. 11201

Asset Acceptance LLC
111 Eighth Avenue
New York, NY 10007

City of New York Environmental Control Board
100 Church Street
New York, NY 10007

City of New York Transit Authority Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

Current Occupant
187 Market Street
Staten Island, New York, 10310

I affirm on, August 19, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel