

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF RICHMOND

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST AS ASSIGNEE OF JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, Plaintiff

AGAINST

ANNE ROSS AKA ANNE E. ROSS, ANNE ROSS AKA ANNE E. ROSS AS HEIR TO THE ESTATE  
OF MICHAEL MCARDLE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 05, 2019, 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 July 10, 2025 at 10:00 AM, premises known as 12 Benton Court, Staten Island, NY 10306. 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: 5015, Lot: 49. Approximate amount of judgment \$235,381.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #130596/2013.

Michael Camporeale, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

20-002104

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND****20-002104  
Index No. 130596/2013****AFFIRMATION OF SERVICE BY MAIL**

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**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE  
FOR LVS TITLE TRUST AS ASSIGNEE OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff**

**vs.  
ANNE ROSS AKA ANNE E. ROSS, ANNE ROSS AKA ANNE E. ROSS AS HEIR TO THE ESTATE OF MICHAEL  
MCARDLE, ET AL., Defendant(s)**

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**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 June 11, 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:  
Michael Camporeale, Esq.  
1688 Victory Blvd. Ste.201  
Staten Island, NY 10314**

**Anne Ross AKA Anne R. Ross  
12 Benton Court  
Staten Island, NY 10306**

**I affirm on, June 11, 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.**



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**Cassidy Ertel**