

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**US Mortgage Loan Trust III, Plaintiff**

**AGAINST**

**88 Elm LLC, Artemio Lopez, et al., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered October 6, 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 January 8, 2026 at 10:00 AM, premises known as 1828 Forest Avenue, Staten Island, NY 10303. 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 1706 Lot 20. Approximate amount of judgment \$510,347.83 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #150356/2024.

**Kevin Byrne, Esq., Referee**

**McCalla Raymer Leibert Pierce, LLC**

**420 Lexington Avenue-Suite 840**

**New York, NY 10170**

**23-16308NY**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND

**AFFIRMATION OF SERVICE  
BY MAIL**

Index No.: 150356/2024  
Client's File No.: 23-16308NY

US Mortgage Loan Trust III, Plaintiff  
vs.  
88 Elm LLC, Artemio Lopez, 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 December 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:  
Kevin J. Byrne, Esq  
25 2nd Place,  
Brooklyn, NY 11231

Current Occupant  
1828 Forest Avenue  
Staten Island, New York 10303

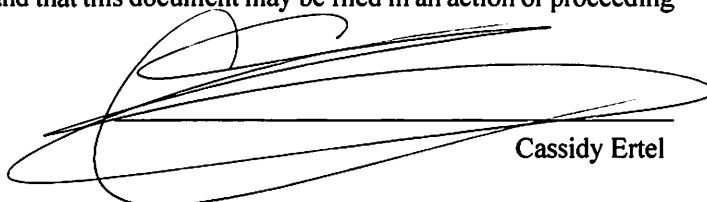
88 Elm LLC  
99 Washington Avenue, 6th Floor  
Albany, NY 12231

Elias Mendez  
99 Spartan Avenue, First Floor  
Staten Island, NY 11204

Artemio Lopez  
7011 18th Avenue, Apt. 2  
Brooklyn, NY 10303

Anadel Canale, P.C.  
Attorney for Adela Camacho  
1805 5th Avenue  
Bayshore, NY 11706

I affirm on December 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, 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