

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR LSRMF MH MASTER PARTICIPATION TRUST II,
Plaintiff**

AGAINST

ROSARIA BARONE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 19, 2024, 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 March 6, 2025 at 10:00AM, premises known as 154 Bennet Avenue, Staten Island, NY 10312. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Richmond, City of New York, County of Richmond and State of New York, Block 6322 and Lot 1. Approximate amount of judgment \$660,622.61 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135051/2023.

Mark Gallo, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-001282

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

22-001282

Index No. 135051/2023

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSRMF MH
MASTER PARTICIPATION TRUST II, Plaintiff

vs.

ROSARIA BARONE, ET AL., Defendant(s)

Kristen Fantry, 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 February 4, 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:

Mark Gallo, Esq.

2300 Victory Boulevard

Staten Island, NY 10314

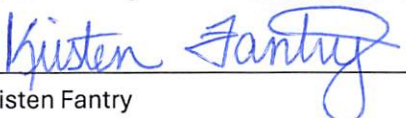
Gerard DeCapua, Esq.

Attorney for Defendant Rosaria Barone

430 Sunrise Highway

Rockville Centre, NY 11570

I affirm on, February 4, 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.



Kristen Fantry