

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WILMINGTON TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LXS 2007-3, Plaintiff**

**AGAINST**

**BRIAN D'ANGELIS, BENITA D'ANGELIS, Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered August 1, 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 January 25, 2024 at 10:00AM, premises known as 65 MORSE AVENUE, STATEN ISLAND, NY 10314. 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 918, Lot 252. Approximate amount of judgment \$950,492.37 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135355/2017. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Jace McColley, Esq, Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-002414

SUPREME COURT STATE OF NEW YORK

17-002414

Index No. 135355/2017

COUNTY OF RICHMOND

AFFIDAVIT OF SERVICE BY MAIL

U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WILMINGTON TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LXS 2007-3, Plaintiff

vs.

BRIAN D'ANGELIS, BENITA D'ANGELIS, Defendant(s)

STATE OF NEW YORK

COUNTY OF ERIE SS.:

Cassidy Ertel, being duly sworn, deposes 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 12-27-2023, 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.

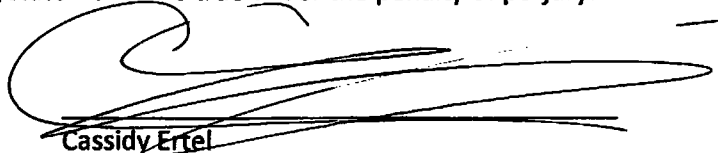
Referee:

Jace McColley, Esq  
540 Middlesex Avenue  
Metuchen, NJ, NY 08840

Brian D'Angelis aka Brian D Angelis, aka Brian B DAngelis  
65 Morse Avenue  
Staten Island, NY 10314

Benita D'Angelis aka Benita D Angelis, aka Benita DAngelis  
65 Morse Avenue  
Staten Island, NY 10314

The undersigned affirms that the foregoing statements are true under the penalty of perjury.

  
Cassidy Ertel

Subscribed to before me on 12-27-2023

Notary Public

