

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND

JPMorgan Chase Bank, National Association, Plaintiff

AGAINST

Anthony Sinodinos; Cathy Sinodinos A/K/A Cathleen Sinodinos, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 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 June 13, 2024 at 10:00AM, premises known as 15 Jeannette 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 Staten Island, County of Richmond, City and State of New York, Block: 6221 Lot: 61. Approximate amount of judgment \$715,852.20 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135166/2022. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Christopher Hanson Benbow, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

21-09035NY

SUPREME COURT STATE OF NEW YORK
COUNTY OF RICHMOND

21-09035NY
Index No. 135166/2022

AFFIRMATION OF SERVICE BY MAIL

JPMorgan Chase Bank, National Association, Plaintiff

vs.

Anthony Sinodinos; Cathy Sinodinos A/K/A Cathleen Sinodinos, 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 May 15, 2024, 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

Current Occupant

15 Jeannette Avenue
Staten Island, NY 10312

Anthony Sinodinos
15 Jeannette Avenue
Staten Island, NY 10312

Cathy Sinodinos
15 Jeannette Avenue
Staten Island, NY 10312

Board of Directors of the Sinclair Building Corp. Homeowners Association
99 Washington Avenue, 6th Floor
Albany, NY 12231

Calvin Nathan
151 Willis Court
Woodmere, NY 11598

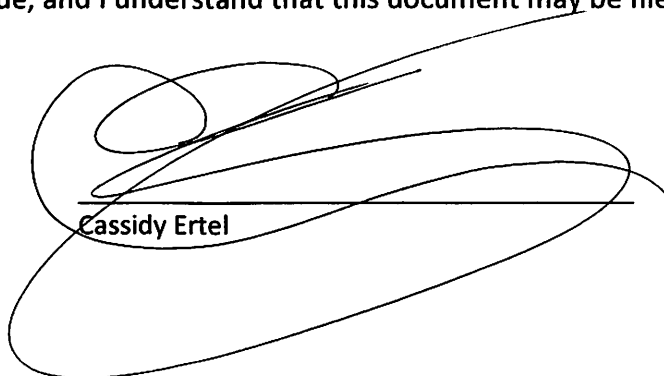
Lauren Doe
15 Jeannette Avenue
Staten Island, NY 10312

Trevor Doe
15 Jeannette Avenue
Staten Island, NY 10312

Derek Doe
15 Jeannette Avenue
Staten Island, NY 10312

Edward R. Finkelstein, Esq.
Attorney for Cathy Sinodinos
1610 Richmond Road
Staten Island, New York 10304

I affirm on, May 15, 2024 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