

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

Mill City Mortgage Loan Trust 2018-4, U.S. Bank
National Association as Indenture Trustee

Plaintiff(s),

-against-

Diana Hermida, Manuel Acon, Manuel Acon

Defendant(s)

Notice of Sale

Index Number: 135146/2023

Premises: 131 Quinlan Avenue,
Staten Island, NY 10314

NOTICE OF SALE
SUPREME COURT - COUNTY OF RICHMOND

Mill City Mortgage Loan Trust 2018-4, U.S. Bank National Association as Indenture Trustee

Plaintiff,

Against

Diana Hermida, Manuel Acon, Manuel Acon

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/20/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 12/4/2025 at 10:00AM, premises known as 131 Quinlan Avenue, Staten Island, NY 10314, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York.

Block 721 Lot 54

The approximate amount of the current Judgment lien is \$796,805.03 plus interest and costs.

The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135146/2023

Frank Joseph Ditto Jr, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 10/15/2025 File Number: 35846 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF RICHMOND Index Number 135146/2023

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Plaintiff(s),

-against-

Diana Hermida, Manuel Acon, Manuel Acon
Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.
Attorneys for Plaintiff
Office and Post Office Address
255 Merrick Road
Rockville Centre, New York 11570
Telephone Number
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a


Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within
named court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200