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August 27, 2024

Susan Urciuoli
220 Sprague Ave
Staten Island, NY 10307

Occupant
220 Sprague Ave
Staten Island, NY 10307

Michael Urciuoli III
220 Sprague Ave
Staten Island, NY 10307

Gregory Cerchione, Esq.
Court-Appointed Referee
150 Broadway, Floor 23
New York, NY 10038

Re: HSBC Bank USA, National Association, etc. vs. Michael Urciuoli, et al.
Index #: 130404/2012

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,
WOODS OVIATT GILMAN LLP

Amanda Sims
Amanda Sims
Clerk

This letter is an attempt to collect a debt. Any information will be used for that purpose.

100692-4

HSBC Bank USA, National Association, etc. v. Michael Urciuoli, et al.
Richmond County Supreme Court, Index #: 130404/2012

STATE OF NEW YORK
SUPREME COURT: COUNTY OF RICHMOND

HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-AF1,

**NOTICE OF SALE IN
FORECLOSURE**

Plaintiff,

v.

MICHAEL URCIUOLI, ET AL,

Defendants.

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Richmond County on September 7, 2018, I, Gregory Cerchione, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on September 26, 2024 at the Richmond County Supreme Court, Room 112, 18 Richmond Terrace, Staten Island, NY 10301, at 10:00 AM the premises described as follows:

220 Sprague Ave
Staten Island, NY 10307
SBL No.: 7866-45

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Staten Island, County of Richmond, State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 130404/2012 in the amount of \$462,775.56 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's 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.

Woods Oviatt Gilman LLP
Attorneys for Plaintiff
500 Bausch & Lomb Place
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