

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND

Bank of America

Plaintiff(s),

-against-

WILMA RIVERA, JULIO MOSCOSO, JOSEPH  
ONDO, ,

Defendant(s)

Notice of Sale

Index Number: 130745/2013

Premises: 502 Delafield Ave, Staten  
Island, NY 10310

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION,  
AS LEGAL TITLE TRUSTEE,

Plaintiff,

Against

WILMA RIVERA, JULIO MOSCOSO, JOSEPH ONDO

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/15/2018, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 4/17/2025 at 10:00 AM, premises known as 502 Delafield Avenue, Staten Island, NY 10310, 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 182 Lot 26

The approximate amount of the current Judgment lien is \$523,055.40 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 130745/2013

Charles L Brody, Esq., Referee.

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

Dated: 2/25/2025 File Number: 30469 CA

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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