

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, U.S BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASS-THROUGH TRUST V, Plaintiff, vs. PATRICIA MOONEY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 8, 2024, I, the undersigned Referee will sell at public auction at the Terrace of Richmond County Courthouse, Room 112, 18 Richmond Terrace, Staten Island NY 10301 on January 9, 2025, at 10:00 AM, premises known as 3160 B RICHMOND ROAD, STATEN ISLAND, NY 10306. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond and State of New York, Block: 4312, Lot: 1008. Approximate amount of judgment is \$310,559.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 135331/2018.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

DANIELE C. MAROTTA, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

SCHEDULE A
Legal Description

Commitment Number:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected contained, situate, and being the County of Richmond, State of New York

ALL that certain plot, piece or parcel of real property with the improvements thereon erected contained, situate, and being a part of a condominium in the City of New York, County of Richmond, State of New York, known and described as Unit No. 4B Tax Lot 1008, together with a .039% undivided interest in the common elements of the condominium hereinafter described as the same is defined in the Declaration of Condominium hereinafter referred to:

The real property described is a Unit on the plans of a condominium and filed in the Office of the County Clerk of the County of Richmond on the 31st day of August 1987 as Map C-95 defined in the Declaration of Condominiums entitled Morley Avenue Condominium made by TCK Realty, Inc. under Article 9-B of the New York Real Property Law dated February 5, 1987, and recorded in the Office of the Clerk of the County of Richmond on the 1st day of May 1987 in Reel 597 of Conveyances at Page 0003, as amended by Amendment to the Declaration of Condominium dated August 27, 1987 and recorded August 31, 1987, in Reel 892, Page 100, covering the property therein described.

Stewart Title Guaranty Company, Stewart Title Insurance Company, Stewart Title Insurance Company of Oregon, National Land Title Insurance Company, Arkansas Title Insurance Company, Charter Land Title Insurance Company

STEWART TITLE
GUARANTY COMPANY

CAPITAL ONE BANK
4110 VETERANS MEMORIAL HIGHWAY
BOHEMIA, NY 11716


MIDLAND FUNDING LLC
C/O CORPORATION SERVICE COMPANY
80 STATE STREET
ALBANY, NY 12207

CACH LLC
C/O CORPORATION SERVICE COMPANY
80 STATE STREET
ALBANY, NY 12207

ALFREDO CONTI, ESQ.
ATTORNEY FOR DEFENDANT
BOARD OF MANAGERS OF MORLEY AVENUE CONDOMINIUM ASSOCIATION, INC.
260 CHRITOPHER LANE, SUITE 3D
STATEN ISLAND, NY 0314

DANIELE C. MAROTTA, ESQ.
REFEREE
1878 VICTORY BLVD
STATEN ISLAND, NY 10314

ANY AND ALL OCCUPANTS
3160 B RICHMOND ROAD
STATEN ISLAND, NY 10306


Christopher Then

Sworn to before me on this 12th day

of December, 2024


NOTARY PUBLIC

