

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF RICHMOND

Deutsche Bank National Trust Company, as Trustee for  
GSAA Home Equity Trust 2006-15, Asset-Backed  
Certificates, Series 2006-15

Plaintiff(s),

-against-

Karen M. VanPelt-Berry, New York City Department  
of Finance, New York City Environmental Control  
Board, New York City Parking Violations Bureau,  
New York City Transit Adjudication Bureau, Internal  
Revenue Service/United States of America, People of  
the State of New York; Dawn Zerbo (JOHN DOE #1),

Defendant(s)

Notice of Sale

Index Number: 135017/2024

Premises: 12 Maple Parkway, Staten  
Island, New York 10303

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15,  
Asset-Backed Certificates, Series 2006-15

Plaintiff,

Against

Karen M. VanPelt-Berry, New York City Department of Finance, New York City Environmental  
Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication  
Bureau, Internal Revenue Service/United States of America, People of the State of New York;  
Dawn Zerbo (JOHN DOE #1)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/10/2025, I, the undersigned  
Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY  
10301, on 12/18/2025 at 10:00AM, premises known as 12 Maple Parkway, Staten Island, New  
York 10303, 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 and County of Richmond, City  
and State of New York.

Block 1212 Lot 13

The approximate amount of the current Judgment lien is \$729,956.58 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 135017/2024

For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Christopher Hanson Benbow, Esq., Referee.

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

Dated: 10/23 File Number: 38747 CA

## SUPREME COURT

STATE OF NEW YORK, COUNTY OF RICHMOND Index Number 135017/2024

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Asset-Backed Certificates, Series 2006-15

Plaintiff(s),

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Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication  
Bureau, Internal Revenue Service/United States of America, People of the State of New York;  
Dawn Zerbo (JOHN DOE #1),  
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 ENTRYthat 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 SETTLEMENTthat 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