

SUPREME COURT  
STATE OF NEW YORK COUNTY OF RICHMOND

CITIZENS BANK, N.A.,

Plaintiff,

-against-

JOSEPH BORNSTEIN;  
GITTEL JUDITH BORNSTEIN;  
CITY OF NEW YORK DEPARTMENT OF  
TRANSPORTATION PARKING VIOLATIONS  
BUREAU;  
DISCOVER BANK;  
CAPITAL ONE BANK (USA), N.A.; and  
UNIFUND CCR LLC,

Defendants.

**NOTICE OF SALE**

Index No. 135555/2018

MORTGAGED PROPERTY:  
128 Walcott Avenue, City of New  
York, County of Richmond, State  
of New York 10314

Borough: Staten Island, Block:  
1975, Lot: 540

Mortgage Servicer:  
Citizens Bank, N.A. d/b/a  
Citizens One Home Loans

Mortgage Service Telephone No.:  
800-234-6002

In pursuance of a Judgment of Foreclosure and Sale duly made on May 15, 2025, and entered in the Rensselaer County Clerk's Office on June 16, 2025, I, the undersigned, the referee, will now sell at public auction, at the Richmond County Supreme Court, 18 Richmond Terrace, Room 112, Staten Island, New York 10301 on August 21, 2025 at 10:00 o'clock in the forenoon of that date, the premises directed by said judgment to be sold which are commonly known as 128 Walcott Avenue, City of New York, County of Richmond, State of New York 10314, Borough: Staten Island, Block: 1975, Lot: 540. A complete legal description can be obtained upon request from plaintiff's attorney.

Judgment amount - \$58,584.13 plus interest, costs and expenses.

  
Frank Dito, Jr., Esq.

COOPER ERVING & SAVAGE, LLP  
Attorneys for Plaintiff  
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