

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF RICHMOND

Deutsche Bank National Trust Company, as Trustee for  
Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2

Plaintiff(s),

-against-

Duane L. May; Cheri D. May; David McCann; New  
York City Environmental Control Board; New York  
City Parking Violations Bureau,

Defendant(s)

Notice of Sale

Index Number: 135349/2023

Premises: 527 Vanderbilt Avenue,  
Staten Island, New York 10304

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust  
2006-WMC2

Plaintiff,

Against

Duane L. May; Cheri D. May; David McCann; New York City Environmental Control Board;  
New York City Parking Violations Bureau

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/21/2025, I, the undersigned Referee, will sell at public auction, in Room 112 of 18 Richmond Terrace, Staten Island, NY 10301, on 2/5/2026 at 10:00AM, premises known as 527 Vanderbilt Avenue, Staten Island, New York 10304, 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 Second Ward of the Borough of Staten Island, County of Richmond, City and State of New York.

Block 650 Lot 25

The approximate amount of the current Judgment lien is \$627,424.66 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 135349/2023

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

Cara Buonincontri, Esq., Referee.

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

Dated: 11/17/2025 File Number: 38493 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 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