

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 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

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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
named court on ,201

Duly entered in the office of the clerk of the within

 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