

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**U.S. BANK N.A., AS TRUSTEE TO MASTR ADJUSTABLE RATE MORTGAGES TRUST  
2007-3 PASS-THROUGH CERTIFICATES, SERIES 2007-3, Plaintiff**

**AGAINST**

**LUCILA MATEO, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered June 10, 2019, I, the undersigned Referee will sell at public auction at the New York State Supreme Court, Richmond County at 18 Richmond Terrace, Room 112, Staten Island NY 10301 on September 18, 2025 at 10:00 AM, premises known as 81 Circle Loop, Staten Island, NY 10304. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Staten Island and County of Richmond, City and State of New York, Block 2925 Lot 337. Approximate amount of judgment \$224,040.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135088/2017.

**Jack Stern, Esq., Referee**

**Tromberg, Morris & Partners, PLLC**

**39 Broadway, Suite 1250**

**New York, NY 10006**

**25-000546**

25-000546  
Index No. 135088/2017

AFFIRMATION OF SERVICE BY MAIL

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U.S. BANK N.A., AS TRUSTEE TO MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-3 PASS-THROUGH CERTIFICATES, SERIES 2007-3,  
Plaintiff  
vs.  
LUCILA MATEO; ET AL., Defendant(s)

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Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 19, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:  
Jack Stern, Esq.  
1189 Forest Avenue  
Staten Island, NY 10310

Lavinia A. Acaru, Esq.  
Opposing Counsel for Lucila Mateo  
1 Linden Place, Suite 406  
Great Neck, NY 11021

Citibank (South Dakota) NA  
150 Motor Parkway  
Hauppauge, NY 11788

Citibank (South Dakota) NA  
701 East 60th Street North  
Sioux Falls, SD

Conti Law Firm, PLLC (Opposing Counsel for Rainbow Hill Homeowners Association, Inc.)  
1110 South Avenue, Executive Suite 11  
Staten Island, NY 10314

Fleet Mortgage Corp.  
1333 Main Street  
Columbia, SC 29501

Fleet Mortgage Corp.  
1833 Broadway  
New York, NY 10019

New York State Affordable Housing Corporation  
641 Lexington Avenue, 2nd Floor  
New York, NY 10022

John Doe  
81 Circle Loop  
Staten Island, NY 10304

I affirm on, August 19, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

  
Cassidy Ertel