

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF RICHMOND

U.S. Bank Trust National Association, not in its  
individual capacity but solely in its capacity as Owner  
Trustee of Citigroup Mortgage Loan Trust 2021-RP2

Plaintiff(s),

-against-

Paula Simone; New York City Parking Violations  
Bureau; New York City Adjudication Bureau,

Defendant(s)

Notice of Sale

Index Number: 135050/2023

Premises: 653 Hunter Avenue,  
Staten Island, New York 10306

NOTICE OF SALE  
SUPREME COURT - COUNTY OF RICHMOND

U.S. Bank Trust National Association, not in its individual capacity but solely in its capacity as  
Owner Trustee of Citigroup Mortgage Trust 2021-RP2

Plaintiff,

Against

Paula Simone; New York City Parking Violations Bureau; New York City Adjudication Bureau

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/20/2025, 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 653 Hunter Avenue, Staten Island, New  
York 10306, 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, County of Richmond, City and  
State of New York.

Block 3861 Lot 110

The approximate amount of the current Judgment lien is \$392,520.07 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 135050/2023

James Santner, Esq., Referee.

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

Dated: 10/23/2025 File Number: 38872 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF RICHMOND Index Number 135050/2023

U.S. Bank Trust National Association, not in its individual capacity but solely in its capacity as  
Owner Trustee of Citigroup Mortgage Loan Trust 2021-RP2

Plaintiff(s),

-against-

Paula Simone; New York City Parking Violations Bureau; New York City Adjudication Bureau,  
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