

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF RICHMOND**

**U.S. Bank, National Association, as Trustee for the Citigroup Mortgage Loan Trust 2007-10, Plaintiff  
AGAINST**

**Michael Coleman; Kelly Yeugelowitz, Et Al., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered April 4, 2022, 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 January 23, 2025 at 10:00AM, premises known as 34 Delia Court, Staten Island, NY 10307. 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, County of Richmond, City and State of New York, Block, Block: 7867 Lot: 207. Approximate amount of judgment \$860,838.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #135209/2013. The aforementioned auction will be conducted in accordance with the RICHMOND County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

**Charles M. Sporn, Esq., Referee**

**McCalla Raymer Leibert Pierce, LLC**

**420 Lexington Avenue-Suite 840**

**New York, NY 10170**

**21-07895NY**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF RICHMOND**

**21-07895NY  
Index No. 135209/2013**

**AFFIRMATION OF SERVICE BY MAIL**

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**U.S. Bank, National Association, as Trustee for the Citigroup Mortgage Loan Trust 2007-10, Plaintiff  
vs.  
Michael Coleman; Kelly Yeugelowitz, Et Al., Defendant(s)**

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**Kristen Fantry, 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 December 24, 2024, 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:**

**Charles Sporn, Esq.  
960 Woodland Ave  
Plainfield, NJ 7060**

**Current Occupant**

**34 Delia Court  
Staten Island, New York, 10307**

**Craig A. Fine, Esq.**

**The Law Office of Craig A. Fine, P.C.**

**159 New Dorp Plaza Staten Island, NY 10306**

**Attorney for Defendants, Michael Coleman and Kelly Yeugelowitz**

**George Street Homeowners Assoc., Inc. s/h/a Board of Managers of George Street Homeowners Association, Inc.**

**128 Reid Avenue**

**Staten Island, NY 10306**

**New York State Department of Taxation and Finance**

**300 Motor Parkway**

**Hauppauge, NY 11788**

**Raymond A. Fleck, Jr., Esq.**

**Fleck, Fleck & Fleck, Attorney for Defendant, Slomins Inc.**

**1205 Franklin Avenue, Suite 300**

**Garden City, New York 11530**

**City of New York Parking Violations Bureau**

**100 Church Street, 4th Floor**

**New York, NY 10007**

New York City Transit Adjudication Bureau  
130 Livingston Street  
Brooklyn, NY 11201

New York Environmental Control Board  
100 Church Street, 4th Floor  
New York, NY 10007

Stanley Yeugelowitz  
34 Delia Court  
Staten Island, NY 10301

Kathy Yeugelowitz  
34 Delia Court  
Staten Island, NY 10301

Geraldine Coleman  
34 Delia Court  
Staten Island, NY 10301

I affirm on, December 24, 2024, 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.

  
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Kristen Fantry