

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

Plaintiff(s),

-against-

Donovan Harrison a/k/a Donovan A. Harrison, New
York City Environmental Control Board, New York
State Department of Taxation and Finance, New York
City Parking Violations Bureau, USA/IRS,

Defendant(s)

Notice of Sale

Index Number: 715243/2023

Premises: 144-60 224th Street,
Rosedale, New York 11413

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

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

Plaintiff,

Against

Donovan Harrison a/k/a Donovan A. Harrison, New York City Environmental Control Board,
New York State Department of Taxation and Finance, New York City Parking Violations
Bureau, USA/IRS

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/12/2025, I, the undersigned
Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 6/13/2025 at
10:00AM, premises known as 144-60 224th Street, Rosedale, New York 11413, 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 and County of Queens, City and State of New
York.

Block 13493 Lot 1

The approximate amount of the current Judgment lien is \$58,126.25 plus interest and costs. The
Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale;
Index # 715243/2023

Gregory J. Newman, Esq., Referee.

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

Dated: 4/9/2025 File Number: 39285 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 715243/2023

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

Plaintiff(s),

-against-

Donovan Harrison a/k/a Donovan A. Harrison, New York City Environmental Control Board,
New York State Department of Taxation and Finance, New York City Parking Violations
Bureau, USA/IRS,

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