

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS**

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U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST
2019-GS7

Index No.: 536989/2022

Plaintiff,

-against-

NOTICE OF SALE

AVINOAM SHALOM; CHASE BANK USA, N.A.; FIA CARD
SERVICES, N.A.; CITIBANK (SOUTHDAKOTA), N.A.; J.P.
MORGAN CHASE BANK N.A.; JOHN DOE #1 (NAME
REFUSED); JANE DOE (NAME REFUSED); JOHN DOE #2
(NAME REFUSED)

Defendants.

-----X
SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated June 23, 2025 and entered herein July 15, 2025, STEVEN COHN, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 16th day of OCTOBER, 2025 at 2:30 PM, the premises directed by said Judgment to be sold at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201. Said premises is commonly known as, 940 E. 12TH STREET, BROOKLYN, NY 11230.


SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$1,185,008.31 plus interest thereon from October 31, 2023, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: October 6, 2025
White Plains, New York

STEVEN COHN, ESQ
Referee

KOSTERICH & SKEETE, LLC


Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

ALL THAT CERTAIN PLOT, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of East 12th Street, distant 310 feet southerly from the corner formed by the intersection of the westerly side of East 12th Street with the southerly side of Avenue "I";

RUNNING THENCE westerly and parallel with Avenue "I", 100 feet;

THENCE southerly and parallel with East 12th Street, 30 feet;

THENCE easterly and parallel with Avenue "I", 100 feet to the westerly of East 12th Street; and

THENCE northerly along the westerly side of East 12th Street, 30 feet to the point or place of BEGINNING.

**This property is or will be
principally improved by a
one or two family dwelling.**

Section: 20 Block: 6704 Lot: 23
Property Address: 940 East 12th Street, Brooklyn, NY

Page 2

SUPREME COURT - COUNTY OF KINGS.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS7, Plaintiff -against- AVINOAM SHALOM, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 23, 2025 and entered on July 15, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on October 16, 2025 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of East 12th Street, distant 310 feet southerly from the corner formed by the intersection of the westerly side of East 12th Street with the southerly side of Avenue "I"; being a plot 100 feet by 30 feet by 100 feet by 30 feet.

Said premises known as 940 E. 12TH STREET, BROOKLYN, NY 11230

Approximate amount of lien \$1,185,008.31 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 536989/2022.

STEVEN COHN, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* HAMODIA*}