

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

-----X  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST  
2021-GS2

Index No.: 713940/2023

Plaintiff,  
-against-

MATILDE CHAVEZ; STAR212 LLC; NY STATE  
DEPARTMENT OF TAXATION AND FINANCE; CITY OF  
NEW YORK DEPARTMENT OF TRANSPORTATION  
PARKING VIOLATIONS BUREAU; CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD; JANE DOE (NAME  
REFUSED)

**NOTICE OF SALE**

Defendants.

-----X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated March 18, 2025 and entered herein March 24, 2025, BARRY S. SEIDEL, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 12th day of DECEMBER, 2025 at 11:00 AM, the premises directed by said Judgment to be sold at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 313 BEACH 69TH STREET, FAR ROCKAWAY, NY 11692.

**SEE ATTACHED SCHEDULE "A"**

The approximate amount of the Judgment is \$476,679.32 plus interest thereon from April 11, 2024, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: NOVEMBER 26, 2025  
White Plains, New York

BARRY S. SEIDEL, ESQ  
Referee

KOSTERICH & SKEETE, LLC

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

# EXHIBIT "A"

## PROPERTY LEGAL DESCRIPTION

Title Number TRAC 7548-08

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, city and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Remington Avenue, now known as Beach 80th Street, distant 475 feet southerly from the corner formed by the intersection of the southerly side of Amstel Boulevard, now known as Beach Channel Drive, and the westerly side of Remington Avenue;

RUNNING THENCE westerly parallel with Amstel Boulevard 100 feet;

THENCE southerly parallel with Remington Avenue 25 feet;

THENCE easterly parallel with Amstel Boulevard 100 feet to the westerly side of Remington Avenue;

THENCE northerly along the westerly side of Remington Avenue 25 feet to the point of place of BEGINNING.

**FOR INFORMATIONAL PURPOSES ONLY: 313 Beach 80th Street, Far Rockaway, New York 11692**

**BLOCK: 18081    LOT: 32.**

SUPREME COURT - COUNTY OF QUEENS.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2, Plaintiff -against- MATILDE CHAVEZ, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated March 18, 2025 and entered on March 24, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on December 12, 2025 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Remington Avenue, distant 475 feet southerly from the corner formed by the intersection of the southerly side of Amstel Boulevard, now known as Beach Channel Drive, and the westerly side of Remington Avenue; being a plot 100 feet by 25 feet by 100 feet by 25 feet. Block: 16081 Lot: 32 Said premises known as 313 BEACH 69TH STREET, FAR ROCKAWAY, NY 11692 Approximate amount of lien \$476,679.32 plus interest & costs.

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

Index Number 713940/2023.

BARRY S. SEIDEL, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

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

{\* Queens Daily Eagle\*}