

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR CMSI REMIC 2007-04-REMIC PASS-THROUGH
CERTIFICATES, SERIES 2007-04,

Plaintiff,

-against-

CHI-YING CHENG, NATIONAL CITY BANK, BOARD
OF MANAGERS OF YORKSHIRE GARDENS
CONDOMINIUM, NEW YORK CITY PARKING
VIOLATIONS BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD AND NEW
YORK CITY TRANSIT ADJUDICATION BUREAU,
LINDA CHEW, NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE, UNITED STATES OF
AMERICA-INTERNAL REVENUE SERVICE,

Defendants,

INDEX # 702500/2021

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on August 12th, 2025 within is a copy
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
October 29, 2025

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.
Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO THE SELTZER LAW GROUP P.C.
SAMMIE S. LI, ESQ.
STEVEN SELTZER, ESQ.
ATTORNEYS FOR DEFENDANT CHI-YING CHENG
125 MAIDEN LANE, SUITE 507
NEW YORK, NEW YORK 10038
VIA NYSCEF

BOARD OF MANAGERS OF YORKSHIRE GARDENS CONDOMINIUM
140-37 CHERRY AVENUE, CA
FLUSHING, NY 11355

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

LINDA CHEW
42-20 KISSENA BLVD, UNIT 4A
FLUSHING, NY 11355

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN STATE CAMPUS, BUILDING 9
ALBANY NY 12227

UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

ALAN CARY KESTENBAUM, ESQ.
REFEREE
4240 BELL BLVD, STE 302
BAYSIDE, NY 11361

SUPREME COURT - COUNTY OF QUEENS.

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMSI REMIC 2007-04 REMIC PASS-THROUGH CERTIFICATES, SERIES 2007-04, Plaintiff -against- CHI-YING CHENG, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 7, 2025 and entered on August 12, 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 November 21, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known as Unit No. A4 in the building known as "Yorkshire Gardens Condominium" together with an undivided 1.82% interest in the Common Elements. Block: 5134 Lot: 1003

Said premises known as 42-20 KISSENA BOULEVARD, #A4, FLUSHING, NY 11355

Approximate amount of lien \$785,665.03 plus interest & costs.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 702500/2021.

ALAN C. KESTENBAUM, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 5025.1970

{* Queens Daily Eagle*}

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMSI REMIC 2007-04-REMIC PASS-
THROUGH CERTIFICATES, SERIES 2007-04

Plaintiff,

-against-

CHI-YING CHENG, et al

Defendant(s)

NOTICE OF SALE**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 5025.1970

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a
duly entered in the office of the clerk of the within named court on 2025

☐ NOTICE OF SETTLEMENT

that an order _____ of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges
of the within named court, at
on 2025 at _____ M.
Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP
Office & P.O. Address
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030