

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 owner trustee for
Legacy Mortgage Asset Trust 2021-GS1

Plaintiff(s),

-against-

Ziv Azulay, City of New York Environmental Control
Board, Shalom Malul a/k/a Charles Malul; Laura Doe
#1 (Last Name Refused), John Doe #2 (Name
Refused),

Defendant(s)

Notice of Sale

Index Number: 722108/2023

Premises: 147-29 Hook Creek
Boulevard, Rosedale, New York
11422

NOTICE OF SALE
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-GS1,

Plaintiff,

Against

Ziv Azulay, City of New York Environmental Control Board, Shalom Malul a/k/a Charles
Malul; Laura Doe #1 (Last Name Refused); John Doe #2 (Name Refused),

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/19/2024, I, the undersigned
Referee, will sell at public auction, in Queens County Supreme Courthouse located at 88-11
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 5/9/2025 at 10:00AM,
premises known as 147-29 Hook Creek Boulevard, Rosedale, New York 11422, 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 of Queens, City and State of New York.
Section 4 Block 13693 Lot 4

The approximate amount of the current Judgment lien is \$710,318.83 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and
Sale; Index # 722108/2023

Yvette V. Dudley, Esq., Referee.

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

Dated: 3/7/2025 File Number: 38733 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 722108/2023

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Malul; Laura Doe #1 (Last Name Refused), John Doe #2 (Name Refused),

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
named court on ,201

Duly entered in the office of the clerk of the within

☐ 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