

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

BANK OF AMERICA, N.A., SUCCESSOR BY JULY 1,
2011 DE JURE MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP,

Plaintiff,

-against-

LUCAS KENT A/K/A LUCAS A. KENT, BEVERLY
KENT A/K/A BEVERLY A. KENT, NEW YORK CITY
PARKING VIOLATIONS BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NEW YORK
CITY TRANSIT ADJUDICATION BUREAU, KERON
KENT, CAPITAL ONE BANK (USA), N.A.,

Defendants,

INDEX # 725199/2021

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on November 14th, 2022 within is a
copy of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
February 3, 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 HESLOP & DOMINIQUE, LLP
Attorneys for Beverly Kent
147 PRINCE STREET, SUITE 4-31
BROOKLYN, NEW YORK 11201

ANDREA S. GROSS, ESQ.
Attorney For Defendants: Lucas Kent a/k/a Lucas A. Kent
and/or Beverly Kent A/K/A Beverly A. Kent
205-47 LINDEN BLVD, 2ND FLOOR
ST. ALBANS, NY 10007

ARTHUR TERRANOVA, ESQ.
REFEREE
90-35 148TH STREET
JAMAICA, NY 11453

SUPREME COURT - COUNTY OF QUEENS

BANK OF AMERICA, N.A., SUCCESSOR BY JULY 1, 2011, DE JURE MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTYWIDE HOME LOANS SERVICING, LP, Plaintiff -against- LUCAS KENT A/K/A LUCAS A. KENT, BEVERLY KENT A/K/A BEVERLY A. KENT, et al

Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated July 13, 2022, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY on March 28, 2025 at 10:00 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 Northerly side of 116th Avenue, distant 100.50 feet Easterly from the corner formed by the intersection of the Northerly side of 116th Avenue and the Easterly side of 165th Street; being a plot 100 feet by 30 feet by 100 feet by 30 feet. Block: 12340 Lot: 67

Said premises known as 16519 116TH AVENUE, JAMAICA, NY 11434

Approximate amount of lien \$537,598.48 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 725199/2021.

ARTHUR N. TERRANOVA, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 8150.614

{* NY POST*}

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

BANK OF AMERICA, N.A., SUCCESSOR BY JULY 1, 2011 DE JURE MERGER TO BAC HOME
LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.

Plaintiff,

-against-

LUCAS KENT A/K/A LUCAS A. KENT, BEVERLY KENT A/K/A BEVERLY A. KENT, 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 #: 8150.614

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