

**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  
2019-GS7,

Index No.: 701347/2023

Plaintiff,

-against-

**NOTICE OF SALE**

WILLIAM J. COVE, SR.; NEW YORK STATE DEPARTMENT  
OF TAXATION AND FINANCE; FOREST PARK  
CONDOMINIUM UNIT OWNERS' ASSOCIATION; JOHN  
DOE (NAME REFUSED)

Defendants.

-----X  
SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated August 26, 2024 and entered herein September 17, 2024, MANUEL GOMEZ, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 3rd day of JANUARY 2025 at 10:00 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, 118-82 METROPOLITAN AVENUE, #1F, KEW GARDENS, NY 11415.


**SEE ATTACHED SCHEDULE "A"**

The approximate amount of the Judgment is \$562,973.07 plus interest thereon from December 1, 2023, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: December 18, 2024  
White Plains, New York

MANUEL GOMEZ, Esq.  
Referee

KOSTERICH & SKEETE, LLC

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

## SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens, known and designated as Unit 1F in the premises located at 118-82 Metropolitan Avenue, Kew Gardens, New York, in the Declaration made by Metropolitan Avenue Associates L.P. under Article 9-B of the New York Real Property Law (the Condominium Act), dated 2/18/02 and recorded in the Queens County Office of the Register of the City of New York (the "Register's Office") on 4/11/02 in Reel 6319 Page 986, covering the property therein described (herein called the "Declaration") establishing a plan of condominium ownership of the land and Units comprising Forest Park Condominium (hereinafter called the "Condominium"). The Real property above described is a unit shown on the plans of the Condominium, prepared and certified by Tambasco Sears, Architects, dated and filed in the Real Property Assessment Department of the City of New York, as Condominium Plan No. 410, and also filed in the Register's Office on 4/11/02, (hereinafter called the "Unit").

TOGETHER with a 4.595% undivided interest in the Common Elements of the Condominium hereinafter described in said Declaration.

SAID unit being known and designated as Section 17, Block 3322, Lot 1005 on the Tax Map of the Borough of Queens, City of New York, and being a unit in the land area of the Condominium Property, bounded and described as follows:

ALL that certain lot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being part of the place called "Richmond Hill" in the Borough and County of Queens, City and State of New York, laid down upon a map of said place entitled, "Northern part of Man Tract, Richmond Hill, Queens County, New York" made by A.P. Man, C.E., October 1898 and described with reference to said map as follows:

BEGINNING at the intersection of the southerly side of Metropolitan Avenue with the westerly side of Lefferts Avenue now Lefferts Boulevard;

RUNNING THENCE westerly, along said southerly side of Metropolitan Avenue, 72 feet;

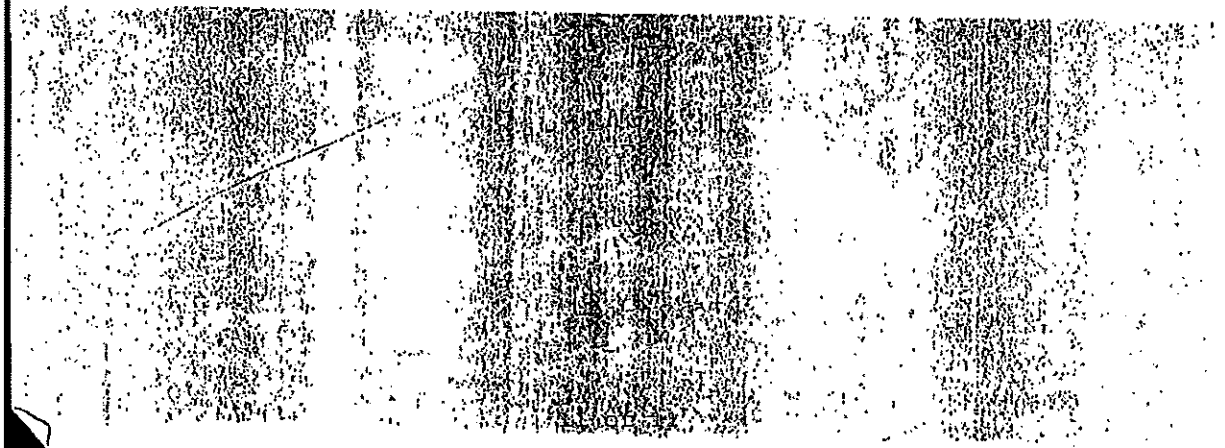
THENCE southerly, at right angles with Metropolitan Avenue, 100 feet;

THENCE easterly, parallel with Metropolitan Avenue to the westerly side of Lefferts Avenue, 120.38 feet;

THENCE northerly, along said westerly side of Lefferts Avenue, 111.55 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: BLOCK: 3322 LOT: 1005

SAID PREMISES also being known as 118-82 Metropolitan Avenue, Unit 1F, Queens, New York.



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 2019-GS7, Plaintiff - against- WILLIAM J. COVE, SR., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 26, 2024 and entered on September 17, 2024, 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 January 3, 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 and designated as Unit 1F in the premises located at 118-82 Metropolitan Avenue, Kew Gardens, New York, together with a 4.595% undivided interest in the common elements. Block: 3322 Lot: 1005

Said premises known as 118-82 METROPOLITAN AVENUE, #1F, KEW GARDENS, NY 11415

Approximate amount of lien \$562,973.07 plus interest & costs.

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

Index Number 701347/2023.

MANUEL D. GOMEZ, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

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

{\* Queens Daily Eagle\*}