

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

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ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK
TRUST NATIONAL ASSOCIATION, AS OWNER
TRUSTEE,

Index No.: 718995/2020
(Prior Index No.: 3222/2014)

Plaintiff,

-against-

NOTICE OF SALE

PATRICIA O'GRADY, JOSEPH KELLY, SECRETARY OF
HOUSING AND URBAN DEVELOPMENT, UNITED
STATES OF AMERICA, NEW YORK CITY
TRANSIT ADJUDICATION BUREAU,

Defendants.
-----X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated
JANUARY 19, 2022 and entered herein JANUARY 31, 2022, STEPHEN D. HANS, ESQ., the
Referee named in said Judgment, will sell in one parcel at public auction on the 2nd day of
MAY, 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, 158-40 85TH STREET, HOWARD BEACH, NY 11414.

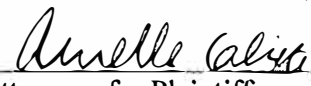
SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$570,612.81 plus interest thereon from
September 6, 2018, together with costs, allowances, attorney's fees and expenses of sale as
awarded by the Court in said Judgment.

Dated: April 17, 2025
White Plains, New York

Stephen D. Hans, Esq.
Referee

KOSTERICH & SKEETE, LLC


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

REGENCY PROCESS SERVICE, LLC

TITLE NO. FC13-LA0918

SCHEDULE A

LEGAL DESCRIPTION

ALL that certain 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 85th Street, 60 feet wide, distant 140.00 feet northerly from the corner formed by the intersection of the westerly side of 85th Street and the northerly side of 159th Avenue, 80.00 feet wide; running thence westerly parallel with the northerly side of 159th Avenue, 100 feet; thence northerly parallel with the westerly side of 85th Street, 50.00 feet; thence easterly parallel with the northerly side of 159th Avenue, 100.00 feet to the westerly side of 85th Street; thence southerly along the westerly side of 85th Street, 50.00 feet to the point or place of beginning.

FOR INFORMATION ONLY 158-40 85th Street
Premises also known as: Howard Beach NY 11414
Block:13983 Lot:25
County of: QUEENS

Page:

SUPREME COURT - COUNTY OF QUEENS

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff -against- PATRICIA O'GRADY; JOSEPH KELLY, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated January 19, 2022 and entered on January 31, 2022, 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 May 2, 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 westerly side of 85th Street, distant 140.00 feet northerly from the corner formed by the intersection of the westerly side of 85th Street and the northerly side of 159th Avenue; being a plot 100 feet by 50.00 feet by 100.00 feet by 50.00 feet. Block: 13983 Lot: 25

Said premises known as 158-40 85TH STREET, HOWARD BEACH, NY

Approximate amount of lien \$570,612.81 plus interest & costs.

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

Index Number 718995/2020.

STEPHEN D. HANS, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

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

{* NEWSDAY QU*}