

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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METRO CITY BANK,

INDEX NO.: 726827/2023

PLAINTIFF(S),

**AFFIDAVIT OF MAILING**  
**NOTICE OF SALE**

VS.

SARA ASHER, ET AL.,

DEFENDANT(S).

-----  
STATE OF NEW YORK)

. SS.:

COUNTY OF SUFFOLK)

DENISE KEAVENEY, BEING DULY SWORN DEPOSES AND SAYS: DEPONENT IS NOT A PARTY TO THIS ACTION, IS OVER 18 YEARS OF AGE AND RESIDES IN NASSAU COUNTY, NEW YORK.

THAT ON MAY 19, 2025 DEPONENT SERVED THE WITHIN NOTICE OF SALE UPON THE FOLLOWING PARTIES, ENCLOSED IN POST-PAID, PROPERLY ADDRESSED AND SEALED WRAPPERS, BY DEPOSITING SAID WRAPPERS IN AN OFFICIAL DEPOSITORY OF THE UNITED STATES POSTAL SERVICE WITHIN THE STATE OF NEW YORK.

SARA ASHER  
209-11 85TH AVENUE  
QUEENS VILLAGE, NEW YORK 11427

SHALOM ASHER  
209-11 85TH AVENUE  
QUEENS VILLAGE, NEW YORK 11427

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

CITY OF NEW YORK DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU  
66 JOHN STREET  
NEW YORK, NY 10038

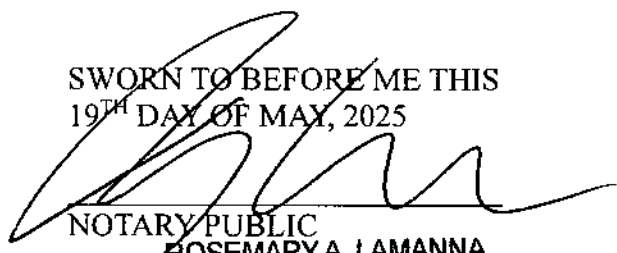
JESSICA NADINE PARRA  
THE CENTER FOR NYC NEIGHBORHOODS  
55 BROAD STREET, 10TH FLOOR  
NEW YORK, NEW YORK 10004  
ATTORNEYS FOR SUSTAINABLE NEIGHBORHOODS LLC


JOHN DOE "1" THROUGH "JOHN DOE 10"  
209-11 85TH AVENUE  
QUEENS VILLAGE, NEW YORK 11427

DAVID COHEN, ESQ. P.C., APPOINTED REFEREE  
125-10 QUEENS BOULEVARD, SUITE 12  
KEW GARDENS, NY 11415

QUEENS COUNTY SUPREME COURT  
ATTN: FORECLOSURE DEPT  
88-11 SUTPHIN BLVD.  
JAMAICA, NY 11435

SWORN TO BEFORE ME THIS  
19<sup>TH</sup> DAY OF MAY, 2025

  
NOTARY PUBLIC

ROSEMARY A. LAMANNA  
NOTARY PUBLIC, State of New York  
No. 01LA6024592  
Qualified in Suffolk County  
Commission Expires June 27, 2027 

  
DENISE KEAVENEY

**REFEREE'S NOTICE OF SALE IN FORECLOSURE****SUPREME COURT - COUNTY OF QUEENS**

**METRO CITY BANK, Plaintiff - against - SARA ASHER, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on May 14, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 27th day of June, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York.

Premises known as 209-11 85th Avenue, Queens Village, New York 11427.

(Block: 7801, Lot: 4)

Approximate amount of lien \$574,185.34 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 726827/2023. David L. Cohen, Esq., Referee.

Robert Yu, LLC

Attorney(s) for Plaintiff

560 Sylvan Avenue, Suite 1050

Englewood Cliffs, NJ 07632

Tel. 201-257-6807

Dated: May 15, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**