

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 2018-RPL5

Plaintiff(s),
-against-

Michael J. Ferraro, Bank of America, N.A., New York City Parking Violations Bureau, New York City Transit Adjudication Bureau,

Defendant(s)

Notice of Sale

Index Number: 709566/2023

Premises: 105-19 91st Street, Ozone Park, New York 11417

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 2018-RPL5

Plaintiff,

Against

Michael J. Ferraro, Bank of America, N.A., New York City Parking Violations Bureau, New
York City Transit Adjudication Bureau

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/16/2025, 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 1/23/2026 at 10:00AM, premises known as 105-19 91st Street, Ozone Park, New York 11417, 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 and County of Queens, City and State of New York.

Block 9158 Lot 52

The approximate amount of the current Judgment lien is \$347,308.77 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 709566/2023

Gregory J. Newman, Esq., Referee.

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

Dated: 11/18/2025 File Number: 39151 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 709566/2023

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Legacy Mortgage Asset Trust 2018-RPL5

Plaintiff(s),

-against-

Michael J. Ferraro, Bank of America, N.A., New York City Parking Violations Bureau, New
York City Transit Adjudication Bureau,
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 ENTRY

that 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 SETTLEMENT

that 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