

NOTICE OF SALE**SUPREME COURT- COUNTY OF QUEENS**

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff,
AGAINST
JANNETTE C. ELLIOTT AKA JANNETTE ELLIOTT, ASTORIA BANK SUCCESSOR BY MERGER TO THE LONG ISLAND SAVINGS BANK FSB, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on August 14, 2019.

I, the undersigned Referee, will sell at public auction at Courtroom 25 of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on January 23, 2026 at 10:00 AM premises known as 69-39 Elizabeth Avenue, Arverne, NY 11692.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 5th Ward of the Borough and County of Queens, City and State of New York. Block 16050 and Lot 11.

Approximate amount of judgment \$262,039.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #709208/2014.

Anthony Auciello, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747