

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS
SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-5, Plaintiff,
AGAINST
JEROME C. DELAURENTIIS II, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on October 15, 2025.

I, the undersigned Referee, will sell at public auction at the Queens County Supreme Court, Courtroom 25, 88-11 Sutphin Blvd, Jamaica, NY 11435 on January 16, 2026 at 11:00 AM premises known as 77-11 97th Avenue, Ozone Park, NY 11416.

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 Borough and County of Queens, City and State of New York. Block 9004 and Lot 27.

Approximate amount of judgment \$445,557.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #717126/2022.

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