

NOTICE OF SALE SUPREME COURT RICHMOND COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WMC3, Plaintiff against

HUGO REYES, et al Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered April 4, 2025, and amended on October 21, 2025, I will sell at public auction to the highest bidder at County Court House, 18 Richmond Terrace, Room 112, Staten Island, NY 10301 on December 18, 2025 at 10:00 AM. Premises known as 60 Stage Lane, Staten Island, NY 10304. Block 2925 Lot 307. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York. Approximate Amount of Judgment is \$550,106.48 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 135033/2022.

The foreclosure sale will be conducted in accordance with 13th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Ann Marie Menna, Esq., Referee

File # SPSJN432