

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

THE BANK OF NEW YORK MELLON CORPORATION AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2005-AR8, Plaintiff against

LUISA GUTIERREZ A/K/A LUISA Z. GUTIERREZ, et al Defendant(s)

Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue,
Suite 840, New York, NY 10170.

Pursuant to a Judgment of Foreclosure and Sale entered January 6, 2020, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 19, 2025 at 10:00 AM. Premises known as 2519 97th Street , East Elmhurst , New York 11369. Block 1371 Lot 81. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$733,269.34 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 702061/2016.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

For sale information, please contact XOME at www.Xome.com or call (844)400-9633.

Guy R. Vitacco Jr., Esq., Referee

File # 21-03847NY