

## 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

TOYIN JOHNSON A/K/A TOYIN T. JOHNSON, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 20, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on January 16, 2026 at 10:00 AM, premises known as 145-40 South Road, Jamaica, NY 11435. 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 10082 Lot 7. Approximate amount of judgment \$793,638.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718650/2020.

Lawrence M. Litwack, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-283085