

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

VRMTG ASSET TRUST, Plaintiff against

ANGELA NUNES A/K/A CLAUDETTE A. NUNES, IF LIVING, AND IF ANY BE DEAD, HIS RESPECTIVE HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH SAID DEFENDANT WHO MAY BE DECEASED BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered August 22, 2024, 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 November 1, 2024 at 10:00 AM. Premises known as 20002 104th Ave, Saint Albans, NY 11412. Block 10896 Lot 1. All that certain plot piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$538,828.47 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 710581/2018. Cash will not be accepted at the sale.

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.

Orlando Molina, Esq., Referee

File # 2296-004254