

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V TRUST, Plaintiff, vs. J. PATRICIA JOHNSON A/K/A JOYCELYN P. JOHNSON A/K/A JOYCELYN PATRICIA JOHNSON A/K/A JOYCELYN PATRICIA JAMES JOHNSON A/K/A JOCELYN PATRICIA JAMES JOHNSON A/K/A JOYCELYN PATRICIA JOHNSON-WELCH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 12, 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, NY 11435 on February 14, 2025 at 10:00 a.m., premises known as 24-02 Oceancrest a/k/a Ocean Crest Boulevard, Far Rockaway, NY 11691. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Far Rockaway in the 5<sup>th</sup> Ward of the Borough and County of Queens, City and State of New York, Block 15733 and Lot 54 a/k/a Section 60, Block 15733 and Lot 54. Approximate amount of judgment is \$1,014,418.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712419/2023.

Nicole D. Katsorhis, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff  
Firm File No.: 212922-4