

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-WMC1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WMC1, Plaintiff, vs. AUGUSTO CERRATO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 26, 2019 and an Ex-Parte Order Modifying Entered Judgement of Foreclosure and Sale to Appoint a Substitute Depository Bank duly entered on December 20, 2023, 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 September 27, 2024 at 10:00 a.m., premises known as 8301 170th Street, Jamaica, NY 11432. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 9875 and Lot 29. Approximate amount of judgment is \$1,007,129.88 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700995/2016. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Jason S. Vishnick, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606,
Attorneys for Plaintiff