

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR CMALT REMIC SERIES 2006-A3 - REMIC PASS
THROUGH CERTIFICATES SERIES 2006-A3

Plaintiff,

-against-

MEDEL D LUZONG A/K/A MEDEL LUZONG; BOARD
OF MANAGERS OF THE KAYBERN COURT
CONDOMINIUM; LEONORA LUZONG; MARIDEL
LUZONG; JOHN LUZONG,

Defendants,

INDEX # 715516/2019

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on May 6th, 2024 within is a copy of
the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
November 27, 2024

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.
Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO MARCIA E. FOKAS, ESQ.
 ATTORNEY FOR DEFENDANT:
 BOARD OF MANAGERS OF THE KAYBERN COURT CONDOMINIUM
 211 EAST 43 STREET, SUITE 2401
 NEW YORK, NY 10017

MEDEL D. LUZONG
9752 75TH ST, UNIT A5,
OZONE PARK, NY 11416

JOHN LUZONG
9752 75TH STREET, UNIT A5,
OZONE PARK, NY 11416

LEONORA LUZONG
9752 75TH STREET, UNIT A5,
OZONE PARK, NY 11416

MARIDEL LUZONG
9752 75TH STREET, UNIT A5,
OZONE PARK, NY 11416

OKSANA PELEKH, ESQ.
REFEREE
2584 STEINWAY STREET
ASTORIA, NY 11103

SUPREME COURT - COUNTY OF QUEENS.

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC SERIES 2006-A3-REMIC PASS THROUGH CERTIFICATES SERIES 2006-A3, Plaintiff -against- MEDEL D. LUZONG A/K/A MEDEL LUZONG, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated May 2, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on January 24, 2025 at 11:00 a.m. premises situate, lying and being the Condominium Unit known as Residential Unit No. A-5 in the building known as "The Kaybern Court Condominium" together with an undivided 1.932% interest in the Common Elements. Block: 9046 Lot: 1012

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 97-52 75TH STREET, UNIT A5, OZONE PARK, NY 11416

Approximate amount of lien \$65,863.03 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 715516/2019.

OKSANA PELEKH, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 7777.042

{* DAILY NEWS*}

INDEX # 715516/2019

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC SERIES 2006-A3 -
REMIC PASS THROUGH CERTIFICATES SERIES 2006-A3

Plaintiff,

-against-

MEDEL D LUZONG A/K/A; MEDEL LUZONG, et al

Defendant(s)

NOTICE OF SALE**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 7777.042

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a
duly entered in the office of the clerk of the within named court on 2024

☐ NOTICE OF SETTLEMENT

that an order _____ of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges

of the within named court, at

on 2024 at _____ M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030