

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

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GMAT LEGAL TITLE TRUST 2014-1, U.S. BANK
NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE,

Index No.: 714990/2022

Plaintiff,

-against-

NOTICE OF SALE

SHARME D. ANDRADE a/k/a SHARMIE D' ANDRADE,
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
INC., as nominee for GE MONEY BANK, FBS; NYC
ENVIRONMENT CONTROL BOARD; NYC TRANSIT
ADJUDICATION BUREAU; SECURITY PACIFIC REALTY
CORP. OF NEW YORK; CONTIMORTGAGE CORP.;
CORESTATES; HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE; MIRIAM NUNEZ; MARIA
NUNEZ; FELIX NUNEZ;

Defendants.

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SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated MAY 25, 2020 and entered herein JUNE 15, 2022, LAMONT BAILEY, ESQ., the Referee named in said Judgment, will sell in one parcel at public auction on the 23rd day of FEBRUARY, 2024 at 11:00 AM, the premises directed by said Judgment to be sold at public auction on the courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York. Said premises is commonly known as, 178-45 120TH AVENUE, SAINT ALBANS, NY.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$879,349.78 plus interest thereon from May 10, 2019, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: February 16, 2024
White Plains, New York

Lamont Bailey, Esq.
Referee

KOSTERICH & SKEETE, LLC

/s/Denise Singh Skeete, Esq.
Attorneys for Plaintiff

707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

SERVICELINKA BLACK KNUIT FINANCIAL
SERVICES COMPANY

Reference ID: [REDACTED]

SEARCH NO. FARS [REDACTED]

Title No: [REDACTED]

Schedule A- Description of the Premises

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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of 120th Avenue and the westerly side of 179th Street;

RUNNING THENCE Northerly along the westerly side of 179th Street, 100 feet;

THENCE Westerly parallel with the northerly side of 120th Avenue, 25 feet;

THENCE Southerly parallel with the westerly side of 179th Street, 100 feet to the northerly side of 120th Avenue;

THENCE Easterly along the northerly side of 120th Avenue, 25 feet to the point or place of BEGINNING.

178-45 120th Avenue, Saint Albans, NY (Borough of Queens, City of New York) Queens County
BLOCK 12466 LOT 18

SUPREME COURT - COUNTY OF QUEENS

GMAT LEGAL TITLE TRUST 2014-1, U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE, Plaintiff -against- SHARME D. ANDRADE a/k/a SHARME D' ANDRADE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated May 25, 2020 and entered on June 15, 2022, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY on February 23, 2024 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of 120th Avenue and the westerly side of 179th Street, being a plot 100 feet by 25 feet by 100 feet by 25 feet. Block: 12466 Lot: 18

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 178-45 120TH AVENUE, SAINT ALBANS, NY 11434

Approximate amount of lien \$879,349.78 plus interest & costs.

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

Index Number 20131/2012.

LAMONT BAILEY, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* Queens Daily Eagle*}