

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST N.A., AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, vs. MERCEDES AVILES A/K/A MERCEDES A. AVILES, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 22, 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 January 10, 2025 at 11:00 a.m., premises known as 32-03 69th Street, Woodside a/k/a Jackson Heights, NY 11377. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, Block 1165 and Lot 5. Approximate amount of judgment is \$609,026.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705753/2018.

Oksana Pelekh, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff

Firm File No.: 210303-1