

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff,
AGAINST
SOMMISE CHRISPEN, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on May 31, 2019.

I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, 11435 on the second floor in Courtroom 25 on October 11, 2024 at 10:15 AM premises known as 104-01 225th Street, Queens Village, NY 11429.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 4th Ward, Borough and County of Queens, City and State of New York. Section 49, Block 11174 and Lot 59.

Approximate amount of judgment \$582,627.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #708615/2022.

William L. Sena, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747