

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

QUEEN'S PARK OVAL ASSET HOLDING TRUST C/O U.S. BANK TRUST NATIONAL
ASSOCIATION, Plaintiff

AGAINST

MABEL CASTRO, CARMELINA PERDOMO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 1, 2017, 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, New York on January 10, 2025 at 11:00AM, premises known as 8916 250th St., Bellerose, NY 11426. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Third Ward, Borough and County of Queens, City and State of New York, Block: 8666 Lot: 31. Approximate amount of judgment \$455,063.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708031/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Joseph Nivin, Esq., Referee

Fein, Such & Crane, LLP

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PLDJC001