

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, Plaintiff, vs. RANDY PAGE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 31, 2024 and an Order Appointing Successor Referee duly entered on February 28, 2025, 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 June 6, 2025 at 10:00 a.m., premises known as 106-53 150th Street, Fourth Ward a/k/a Jamaica a/k/a South Jamaica, NY 11435. 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, Block 10120 and Lot 2. Approximate amount of judgment is \$1,177,627.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716224/2020.

Frances Yetta Ruiz, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 191660-1