

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

NEWREZ LLC D/BA/ SHELLPOINT MORTGAGE SERVICING, Plaintiff against

GREGORY GROSSETO, et al Defendant(s)

Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504.

Pursuant to a Judgment of Foreclosure and Sale entered September 6, 2024, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on November 22, 2024 at 10:00 AM. Premises known as 435 Beach 124th Street, Rockaway Park, NY 11694. Block 16206 Lot 22. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fifth Ward of the Borough of Queens, City of New York, County of Queens, State of New York. Approximate Amount of Judgment is \$779,064.42 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 706789/2023.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

James S. Yoh, Esq., Referee

File # 11813958