

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-4N, Plaintiff

AGAINST

Shmuel Or, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 22, 2023, 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 November 8, 2024 at 10:00AM, premises known as 13422 a/k/a 134-22A Jewel Avenue Apt/Unit A, Kew Gardens Hills, NY 11367. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, City and State of New York, Block: 6548, Lot: 1396. Approximate amount of judgment \$215,312.90 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702747/2018. 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. For sale information, please contact XOME at www.Xome.com or call (844) 400-9633.

David Wayne Graber, Esq., Referee

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01-086909-F00