

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION,

-against-

MELISSA MOHAN, ESQ., AS
ADMINISTRATOR OF THE ESTATE OF
RALPH ROSARIO A/K/A RALPH
ROSARIO, JR., ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on October 18, 2024, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MELISSA MOHAN, ESQ., AS ADMINISTRATOR OF THE ESTATE OF RALPH ROSARIO A/K/A RALPH ROSARIO, JR., ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on January 24, 2025 at 10:00AM, premises known as 412 BEACH 38TH STREET, FAR ROCKAWAY, NY 11691; and the following tax map identification: 15954-7.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS, THEREON ERECTED, SITUATE, LYING, AND BEING IN EDGEMERE IN THE FIFTH WARD OF THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 711596/2016. Eric D. Subin, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-186474 - StM

