

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES, INC. ASSET BACKED CERTIFICATES, SERIES 2004-HE2, Plaintiff
AGAINST

JAMES P. CHARLES; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 2, 2022, 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 249 Beach 118th Street, Rockaway Park, NY 11694. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Rockaway Park, Fifth Ward, Borough and County of Queens, City and State of New York, Block: 16214 Lot: 12. Approximate amount of judgment \$597,278.67 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #704319/2013. 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 visit Auction.com at www.Auction.com or call (800) 280-2832.

Gregory M. Laspina, Esq., Referee

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