

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. GLADYS GUERRIER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 2024, 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 December 13, 2024 at 11:00 a.m., premises known as 133-01 135th Place, Jamaica a/k/a South Ozone Park, NY 11420. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 11796 and Lot 53. Approximate amount of judgment is \$757,269.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725117/2021.

Jaime Ezratty, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 221168-1