

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR CMALT REMIC 2007-A5-REMIC PASS-  
THROUGH CERTIFICATES SERIES 2007-A5

Plaintiff,

-against-

THE UNKNOWN HEIRS AT LAW TO THE ESTATE OF  
JOSE F. RIVERA A/K/A JOSE RIVERA, if living, and if  
they be dead, any and all persons who may claim as  
devisees, distributes, and successors in interest to said  
defendant, all of whom and whose places of residence are  
unknown to plaintiff, and cannot after diligent inquiry be  
ascertained, DILIA ESCORBORES, CRIMINAL COURT  
OF THE CITY OF NEW YORK, ASTORIA FEDERAL  
SAVINGS AND LOAN ASSOCIATION, NEW YORK  
STATE DEPARTMENT OF TAXATION AND FINANCE,  
COLONIAL CREDIT CORPORTION, CAPITAL ONE  
BANK, COLLINS FINANCIAL SERVICES INC.,  
CAPITAL ONE BANK (USA) N.A., ARROW  
FINANCIAL SERVICES LLC, ADVERLIGHT  
COLLECTIONS INC., CACH LLC, NEW YORK CITY  
PARKING VIOLATIONS BUREAU, NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD, NEW YORK  
CITY TRANSIT ADJUDICATION BUREAU, MAIN  
STREET ACQUISITION CORP, UNITED STATES OF  
AMERICA, GLORIA ALFONSO-HERRERA, AND  
MIDLAND FUNDING LLC, UNITED STATES OF  
AMERICA-INTERNAL REVENUE SERVICE,  
ESTELITA (LAST NAME AND ADDRESS UNKNOWN)  
HEIR AT LAW OF THE ESTATE OF JOSE F. RIVERA  
A/K/A JOSE RIVERA, ARIEL RIVERA (ADDRESS  
UNKNOWN) HEIR AT LAW OF THE ESTATE OF JOSE  
F. RIVERA A/K/A JOSE RIVERA, LOURDES RIVERA,  
KATHLEEN RIVERA, KATHLEEN CRUZ, ORPHA  
RIVERA, and MIKEL RIVERA,

Defendants,

**INDEX # 711905/2021**

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered on August 16th, 2024 within is a copy  
of the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York  
October 4, 2024

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.  
Frank A. Morrone, Esq.  
Attorney for Plaintiff  
47 Hillside Avenue - 2nd Floor  
Manhasset, NY 11030

TO DILIA ESCORBORES  
94-23 132ND STREET  
RICHMOND HILL A/K/A S. RICHMOND HILL , NY 11419

BETH P. SCHWARTZ, A.U.S.A  
UNITED STATES ATTORNEY  
EASTERN DISTRICT OF NEW YORK  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201  
COUNSEL FOR UNITED STATES OF AMERICA

GLORIA ALFONSO-HERRERA  
180 WATER STREET, 18TH FLOOR  
NEW YORK, NY 10038

LOURDES RIVERA  
14728 90TH AVE, APT 2H  
JAMAICA NY 11435

KATHLEEN RIVERA  
3 WALKER ROAD, APT 9  
NORTH ANDOVER, MA 01845

KATHLEEN CRUZ  
3 WALKER ROAD, APT 9  
NORTH ANDOVER, MA 01845

ORPHA RIVERA  
178 MARLBOROUGH STREET, APT 2  
BOSTON, MA 02116

MIKEL RIVERA  
2150 BO SAN FELIPE  
AGUIRRE, PR 00704

STEPHANIE GOLDSTONE, ESQ.  
REFEREE  
25-84 STEINWAY STREET  
ASTORIA, NY 11103

SUPREME COURT - COUNTY OF QUEENS.

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC-2007-A5-REMIC PASS-THROUGH CERTIFICATES SERIES 2007-A5, Plaintiff -against- THE UNKNOWN HEIRS AT LAW TO THE ESTATE OF JOSE F. RIVERA A/K/A JOSE RIVERA, if living, and if they be dead, etc..., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated August 12, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on November 15, 2024 at 11:00 a.m. premises situate, lying and being at Richmond Hill, Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the Easterly side of 132nd Street, distant 100 feet Northerly from the corner formed by the intersection of the Northerly side of 95th Avenue with the Easterly side of 132nd Street; being a plot 100 feet by 19.50 feet by 100 feet by 19.50 feet.

Block: 9448 Lot: 45

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 94-23 132ND STREET, RICHMOND HILL, NY 11419

Approximate amount of lien \$606,696.49 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 711905/2021.

STEPHANIE GOLDSTONE, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 5025.1355

{\* Queens Daily Eagle\*}

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Plaintiff,

-against-

THE UNKNOWN HEIRS AT LAW TO THE ESTATE OF JOSE F. RIVERA A/K/A JOSE RIVERA,  
et al

Defendant(s)

**NOTICE OF SALE****DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff  
47 Hillside Avenue - 2nd Floor  
Manhasset, NY 11030  
Our file #: 5025.1355

To:

Attorney(s) for

Service of a copy of the within \_\_\_\_\_ is hereby admitted.

Dated: \_\_\_\_\_

Attorney's for: \_\_\_\_\_

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a

duly entered in the office of the clerk of the within named court on 2024

☐ NOTICE OF SETTLEMENTthat an order of which the within is a true copy will be presented for  
settlement to the HON. \_\_\_\_\_ one of the judges

of the within named court, at

on 2024 at \_\_\_\_\_ M.

Dated,

Yours, etc.

DAVID A. GALLO &amp; ASSOCIATES LLP

Office &amp; P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030