

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Nationstar Mortgage LLC, Plaintiff

AGAINST

Michael Ruiz; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 18, 2024 I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in courtroom 25 on February 14, 2025 at 11:00AM, premises known as 90-30 76th Street, Woodhaven, NY 11421. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fourth Ward (formerly Town of Jamaica), Borough and County of Queens, City and State of NY, Block 8949 Lot 22. Approximate amount of judgment \$405,261.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 703628/2023. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Lawrence M. Litwack, Esq., Referee

LOGS Legal Group LLP
Attorney(s) for the Plaintiff
175 Mile Crossing Boulevard
Rochester, New York 14624
(877) 430-4792

Dated: January 6, 2025

For sale information, please visit www.Auction.com or call (800) 280-2832