

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. RETIREMENT CORP., Plaintiff, vs. AQ 12TH STREET 5B LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 20, 2024 and an Order Appointing A Substitute Referee to Sell duly entered on September 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 November 22, 2024 at 10:00 a.m., premises known as 2554 12th Street, Unit 5B, Astoria, NY 11102. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 904 and Lot 1014 together with an undivided 3.52 percent interest in the Common Elements. Approximate amount of judgment is \$460,529.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710609/2022.

Charlane Brown, Esq., Referee

Vallely Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for Plaintiff