

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

GMAT LEGAL TITLE TRUST 2013-1,
U.S. BANK NATIONAL ASSOCIATION,
AS LEGAL TITLE TRUSTEE,

-against-

ELVIA TEXIDOR.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on July 26, 2024, wherein GMAT LEGAL TITLE TRUST 2013-1, U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE is the Plaintiff and ELVIA TEXIDOR is the Defendant. I, the undersigned Referee will sell at public auction RAIN OR SHINE on the COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, on September 27, 2024 at 11:00AM, premises known as 191-37 115TH AVENUE, SAINT ALBANS, NY 11412; and the following tax map identification: 11009-41.

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 718666/2018. Robert Frommer, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



18-215439 - StM

