

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-3 ASSET-BACKED CERTIFICATES, SERIES 2006-3, Plaintiff, vs. BERNARDO ARIAS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 18, 2020 and a Short Form Order duly entered on October 31, 2022, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25 of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 11, 2024 at 10:00 a.m., premises known as 1345 a/k/a 13-45 Eggert Place, Far Rockaway, NY 11691. 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 15665 and Lot 119. Approximate amount of judgment is \$1,221,119.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709599/2021.

James Scott Yoh, Esq., Referee

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Attorneys for Plaintiff