

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1, Plaintiff  
AGAINST

JOSE A. CASTRO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 16, 2019, 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, New York on November 8, 2024 at 11:00AM, premises known as 144-15 Lakewood Avenue, Jamaica, NY 11435. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fourth Ward in the Borough and County of Queens, City and State of New York, Block 10078, Lot 35. Approximate amount of judgment \$907,343.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709653/2017. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Gregory Laspina, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-003669