

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. Bank, N.A. f/k/a Wachovia Bank, N.A., as Indenture Trustee MAST ALT Trust 2004-10.,

Plaintiff

AGAINST

Maria C. Arizmendy; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 11, 2007, and Amended December 30, 2016, and Amended March 11, 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 January 24, 2025 at 10:00AM, premises known as 173-25 Effington Avenue, Flushing, NY 11358. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Third Ward, Borough and County of Queens, City and State of NY, Block 5585 Lot 58. Approximate amount of judgment \$239,303.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 722780/2023 f/k/a 27610/2006. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Fearonce G. LaLande, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC

Attorney(s) for the Plaintiff

175 Mile Crossing Boulevard

Rochester, New York 14624

(877) 430-4792

Dated: November 8, 2024