

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

CIT BANK, N.A., Plaintiff

AGAINST

TONI ANN ZITO A/K/A TONI A. ZITO; TONI ANN ZITO A/K/A TONI A. ZITO; ANIELLO TRINCHESE; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 8, 2025, 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 May 30, 2025 at 10:00 AM, premises known as 74-20 Almeda Avenue, Arverne, NY 11692. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 16062 Lot 129. Approximate amount of judgment \$744,414.87 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712158/2021.

Dominic A. Villoni, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-302149