

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff
AGAINST

JAMES C. WILLIAMS, IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS
UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST
IN, OR GENERAL OR SPECIFIC LEIN UPON THE REAL PROPERTY DESCRIBED IN THIS
ACTION; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 25, 2023, I, the undersigned
Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court,
88-11 Sutphin Boulevard, Jamaica, New York on April 26, 2024 at 10:45AM, premises known as
110-25 217TH STREET QUEENS VILLAGE, NY 11429 AKA NO NUMBER 217TH STREET,
QUEENS VILLAGE, NY 11429. 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 11146, Lot 21, 24. Approximate amount of judgment \$515,745.59
plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index
#701689/2018. 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.

Nicole Katsorhis, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-005528