

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, FSB, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on August 16, 2022, 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, NY 11435 on February 14, 2025 at 10:00 a.m., premises known as 106-07 177th Street, Jamaica, NY 11433. 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 10334 and Lot 6. Approximate amount of judgment is \$1,274,777.57 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701502/2021.

Lawrence M. Litwack, Esq., Referee

Vallely Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for Plaintiff