

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR J.P. MORGAN
ALTERNATIVE LOAN TRUST 2006-S3,

-against-

JAMES GIOIA, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Richmond on September 22, 2022, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3 is the Plaintiff and JAMES GIOIA, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on November 21, 2024 at 10:00AM, premises known as 34 SANDALWOOD DR, STATEN ISLAND, NY 10308; and the following tax map identification: 4509-51.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF STATEN ISLAND, COUNTY OF RICHMOND, STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 130058/2014. Jack Stern, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-019940 - StM

