

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

UMB Bank, National Association, not in its individual capacity, but solely as legal trustee for LVS
Title Trust XIII, Plaintiff

AGAINST

Jennifer Thomas, Kayren Thomas, Kieran Thomas a/k/a Kieren Thomas, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 28, 2024, 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 June 14, 2024 at 10:30AM, premises known as 316 Beach 27th Street, Far Rockaway, NY 11691. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fifth Ward, the Borough and County of Queens, City and State of New York, BLOCK: 15800, LOT: 37. Approximate amount of judgment \$589,689.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703809/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Fearonce G. La Lande, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

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01-070587-F00