

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. LETICIA GOMEZ A/K/A LETICIA GOMEZ-SCOTT, ET AL., Defendant(s).

Pursuant to an Amended Order Vacating Prior Judgment of Foreclosure and Sale, Amending the Caption, Confirm Referee's Report and Judgment of Foreclosure and Sale duly entered on June 16, 2023, 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 December 6, 2024 at 10:00 a.m., premises known as 128-17 115th Ave, South Ozone Park, NY 11420. 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 11655 and Lot 34. Approximate amount of judgment is \$808,039.49 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706918/2021. Cash will not be accepted.

Michael Mongelli II, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff