

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE, Plaintiff, vs. OSCAR PASCUALINI A/K/A OSCAR RUBEN PASCUALINI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 11, 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 October 4, 2024 at 10:00 a.m., premises known as 91-07 157th Avenue, Howard Beach, NY 11414. 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 13956 and Lot 37. Approximate amount of judgment is \$654,951.37 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710527/2019.

Gregory J. Newman, Esq., Referee

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