

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

MORGAN STANLEY MORTGAGE  
LOAN TRUST 2006-1AR, U.S. BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR IN INTEREST  
TO BANK OF AMERICA, NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR BY MERGER TO LASALLE  
BANK NATIONAL ASSOCIATION, AS  
TRUSTEE,

-against-

MARY VENTOUR, 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 Queens on June 26, 2024, wherein MORGAN STANLEY MORTGAGE LOAN TRUST 2006-1AR, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and MARY VENTOUR, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on January 10, 2025 at 10:00AM, premises known as 133-24 130TH PLACE, SOUTH OZONE PARK, NY 11420; and the following tax map identification: 11789-42.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 726363/2022. Joyce A. Brown, 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.**



22-028414 - StM

