

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

ASPEN PROPERTIES GROUP, LLC AS TRUSTEE OF AG3 REVOCABLE TRUST,  
Plaintiff against

ELAINE HUITT, et al Defendant(s)

Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110,  
Armonk, NY 10504.

Pursuant to a Judgment of Foreclosure and Sale entered October 10, 2024, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 13, 2024 at 10:00 AM. Premises known as 189-18 Keeseville Avenue, Saint Albans, NY 11412. Block 10440 Lot 9. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$116,642.80 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 712333/2020.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Michael Cervini, Esq., Referee

File # 6918741