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NOTICES

LEGAL NOTICES

NOTICE OF SALE IN FORECLOSURE STATE OF NEW YORK SUPREME COURT: COUNTY OF QUEENS

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSAB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff v. MAURO SOSA, JAVIER SOSA, ET AL, Defendants. PLEASE TAKE NOTICE THAT In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Queens County on July 22, 2021, I, Alan C. Kestenbaum, Esq. the Referee named in said Judgment, will sell in one parcel at public auction on November 15, 2024 at Queens County Supreme Courthouse, on the Second Floor in Courtroom 25 88-11 Sutphin Blvd, at 10:00 AM the premises described as follows: 1733 Grove Street Ridgewood, NY 11385 Block 3440 Lot 41 ALL that certain plot, piece or parcel of land, situate, lying and being the Borough and County of Queens, City and State of New York. The premises are sold subject to the provisions of the filed judgment, Index No. 708694/2021 in the amount of \$1,010,238.10 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP
 Attorneys for Plaintiff 500
 Bausch & Lomb Place Rochester,
 NY 14604 Tel.: 855-227-5072
 103087-1 82544

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2006-1, Plaintiff AGAINST Shani Tait; et al, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered November 18, 2019, and Amended August 2, 2024, 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, New York 11435 on November 1, 2024 at 10:00AM, premises known as 134 25 155th Street, Jamaica, NY 11434. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of NY, Block 12294 Lot 56. Approximate amount of judgment \$618,310.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 705181/2017. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Stephen D. Hans, Esq,
 Referee LOGS Legal Group LLP
 f/k/a Shapiro, DiCaro & Barak,
 LLC Attorney(s) for the Plaintiff
 175 Mile Crossing Boulevard
 Rochester, New York 14624
 (877) 430-4792
 Dated: September 4, 2024 82312

SUPREME COURT - COUNTY OF QUEENS.

E.R. HOLDINGS LLC, A NEW YORK LIMITED LIABILITY COMPANY, Plaintiff -against- CHOUHDHURY Z. AKHTAR, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 23, 2019 and entered on October 16, 2019, I, the undersigned Referee will sell at public auction on the courthouse steps of the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, NY on November 22, 2024 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point in the southerly side of 85th Avenue f/k/a Summit Place, distant 180 feet easterly from the corner formed by the intersection of the southerly side of 85th Avenue f/k/a Summit Place and the easterly side of Leggett Avenue; being a plot 100 feet by 41.56 feet by 100.09 feet by 37.48 feet. Section: 39 Block: 8851 Lot: 288. Said premises known as 80-20 85TH STREET, QUEENS, NY. Approximate amount of lien \$381,625.00 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 710425/2023. IRENE M. MATTONE, ESQ., Referee
 Harris Beach PLLC
 Attorney(s) for Plaintiff
 333 Earle Ovington Blvd., Suite 901, Uniondale, NY 11553

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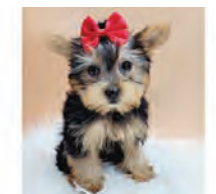
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