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**NOTICES**

**LEGAL NOTICES**

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK") FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. §1821(D),

-against-

ORLANDO GONZALEZ, 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 16, 2022, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK") FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. §1821(D) is the Plaintiff and ORLANDO GONZALEZ, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction RAIN OR SHINE on the COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, on June 7, 2024 at 11:30AM, premises known as 3417 88TH ST, JACKSON HEIGHTS, NY 11372; and the following tax map identification: 1449-64.

**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**

Premises will be sold subject to provisions of filed Judgment Index No.: 722634/2021. Stephanie Goldstone, 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.**

**LEGAL NOTICE**

Per the requirements of the Texas Property Code, Title 6A, Chapter 80, the Dallas Museum of Art hereby makes public announcement that the following works of art will be considered abandoned, unless a verifiable claim for the property is made following this announcement. All of the following works have been in the possession of the Museum for 15 years or more and current owners have not been able to be established. The last known owner and/or address information is listed if known. For further information regarding these loans, contact Tricia Earl, Registrar for Loans at the Dallas Museum of Art, 1717 North Harwood Street, Dallas, Texas 75201, 214-922-1221. Unless a verifiable claim for any of the following items is made within 65 days of the last publication of this notice, ownership of all of the following property shall irrevocably vest in the Dallas Museum of Art. Two photographs of Henri Matisse by Dmitri Kessle lent in 2002 by Dr. Michael I. Jacobs, MD, 216 East 68th Street, New York, NY.

**FORECLOSURE NOTICES**

SUPREME COURT - COUNTY OF QUEENS.

E.R. HOLDINGS LLC, A NEW YORK LIMITED LIABILITY COMPANY, Plaintiff - against- CHOUDHURY 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 May 10, 2024 at 12:15 p.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 LEGG 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. GARY C. DILEONARDO, Esq., Referee Harris Beach PLLC Attorney(s) for Plaintiff 333 Earle Ovington Blvd., Suite 901, Uniondale, NY 11553

**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 May 31, 2024 at the Courthouse Steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, at 12:15PM the premises described as follows: 1733 Grove Street Ridgewood, NY 11385 Block 3440 Lot #1 ALL that certain plot, piece or parcel of land, situate, lying and being in 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 Busch & Lomb Place Rochester, NY 14604 Tel.: 855-227-5072 80438

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS

Wells Fargo Bank, N.A., Plaintiff AGAINST Garfield London; et al, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered November 4, 2016 I, the undersigned Referee will sell at public auction at the steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on May 10, 2024 at 11:15AM, premises known as 187-15 Keesville Avenue, Saint Albans, NY 11412-2331. 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 New York, Block 10419 Lot 58. Approximate amount of judgment \$383,922.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 725696/2021 fka 12555/2011. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Eleventh Judicial District. Austin Idehen, 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: March 18, 2024 79936

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