

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. NORMAN WRIGHT, INDIVIDUALLY AND ON BEHALF OF THE ESTATE OF DAPHNE WRIGHT, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 9, 2025, 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 January 9, 2026 at 11:00 a.m., premises known as 11342 a/k/a 113-42 194th Street, Saint Albans, NY 11412. 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 10988 and Lot 33. Approximate amount of judgment is \$613,635.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705059/2016.

Gregory J. Newman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 231018-1