

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4, Plaintiff, vs. KEITH C. STEVENS AS ADMINISTRATOR OF THE ESTATE OF MARCELLA BROWN AKA MARCELLA J. BROWN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 5, 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 August 8, 2025 at 10:00 a.m., premises known as 1356 Eggert Place a/k/a 13-56 Eggert Place, Far Rockaway, NY 11691. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Far Rockaway, Fifth Ward, Borough and County of Queens, City and State of New York, Block 15664 and Lot 38. Approximate amount of judgment is \$85,299.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713627/2022.

Alan Kestenbaum, Esq., Referee

Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, New York 11791,
Attorneys for Plaintiff