

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION, Plaintiff against

CHERI WILLIAMS, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215,  
Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered June 5, 2025, 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 September 5, 2025 at 10:00 AM. Premises known as 122-48 Benton Street, Springfield Gardens, NY 11413. Block 12704 Lot 52. All that certain plot, piece or parcel of land, situate, lying and being in St. Albans, Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$458,492.24 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 706821/2023. Cash will not be accepted at the sale.

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.

Nicole Katsorhis, Esq., Referee

File # 2296-004201