

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, ITS SUCCESSORS AND ASSIGNS, Plaintiff against

BEVERLY KELLY A/K/A BEVERLY A. KELLY A/K/A BEVERLY ANN KELLY, ANY UNKNOWN HEIRS, DEVISEES, DISTRIBUTEES OR SUCCESSORS IN INTEREST OF THE LATE RUBY KELLY A/K/A RUBY B. KELLY, IF LIVING, AND IF ANY BE DEAD, ANY AND ALL PERSONS WHO ARE SPOUSES, WIDOWS, GRANTEES, MORTGAGEES, LIENORS, HEIRS, DEVISEES, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS OR SUCCESSORS IN INTEREST OF SUCH OF THEM AS MAY BE DEAD, AND THEIR SPOUSES, HEIRS, DEVISEES, DISTRIBUTEES AND SUCCESSORS IN INTEREST, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO PLAINTIFF, 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 October 6, 2022, 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 November 14, 2025 at 10:00 AM. Premises known as 10432 203rd Street a/k/a 104-32 203rd Street, Saint Albans, NY 11412. Block 10902 Lot 24. All that certain plot, piece or parcel of land, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$389,498.58 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 709270/2018. 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.

David I. Weprin, Esq., Referee

File # 2296-004742