

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 RCF 2 ACQUISITION TRUST, Plaintiff, vs. DEMETRIA BARTZIOKAS, INDIVIDUALLY, AND AS GUARDIAN OF THE PERSON AND PROPERTY OF AMALIA KILADITIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 8, 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 July 11, 2025 at 10:00 a.m., premises known as 23-58 36th Street, Astoria, NY 11105. 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 820 and Lot 62. Approximate amount of judgment is \$1,172,670.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703845/2021. Cash will not be accepted.

Stephanie S. Goldstone, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,
Attorneys for Plaintiff