

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION ACTING NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR 510 RESIDENTIAL HOLDING TRUST V, Plaintiff, vs. LLYWELLYN DIGGS A/K/A LLYWELLYN T. DIGGS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 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 10:00 a.m., premises known as 114-23 147th Street, Jamaica a/k/a Baisley Park, NY 11436. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 11978 and Lot 54. Approximate amount of judgment is \$348,494.97 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #715439/2024.

Joseph F. DeFelice, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 240837-3