

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, AJAX MORTGAGE LOAN TRUST 2021-B, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. ANNIE ISASI, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 22, 2024 and an Order Appointing Successor Referee duly entered on April 23, 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 69-51 Caldwell Avenue, Maspeth, NY 11378. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward, Borough and County of Queens, City and State of New York, Block 2795 and Lot 32. Approximate amount of judgment is \$689,109.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713135/2022.

Joseph N. Misk, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 221702-1