

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. ANJANIE RAMLACKAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 5, 2019, an Order to Substitute Bank duly entered on October 26, 2023 and an Order-Motion-Short Form duly entered on May 30, 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 August 1, 2025 at 10:00 a.m., premises known as 182-16 144th Avenue, Springfield Gardens, NY 11413. 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 13093 and Lot 17. Approximate amount of judgment is \$976,275.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713260/2017.

Peter Tommaso, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 211477-1