

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. VANESSA G. SPENCE AS HEIR AT LAW AND NEXT OF KIN OF LILLIAN SPENCE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 19, 2023, 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 16, 2026 at 10:00 a.m., premises known as 633 Beach 65th Street, Arverne, NY 11692. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fifth Ward of the Borough and County of Queens, City and State of New York, Block 16026 and Lot 35. Approximate amount of judgment is \$393,939.27 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706856/2016. Cash will not be accepted.

Stephanie Goldstone, Esq., Referee

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