

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. LINDA AYTONA AKA LINDA L. AYTONA, IF LIVING, AND IF SHE/HE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 4, 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 February 13, 2026 at 10:00 a.m., premises known as 150-38 Union Turnpike a/k/a 150-38 Union Turnpike Unit 4L, Flushing, NY 11367. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 6713 and Lot 1060 together with an undivided 0.1352 percent interest in the Common Elements. Approximate amount of judgment is \$183,849.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 707040/2022.

Joseph Trotti, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 241200-1