

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. ELOISE TATE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 26, 2024, 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 6, 2026 at 11:00 a.m., premises known as 195-01 120th Avenue, Saint Albans, NY 11412 a/k/a 119-53 195th Street, St. Albans, New York 11412. 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 12651 and Lot 42. Approximate amount of judgment is \$476,929.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701574/2019.

Bruce S. Povman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 192539-1