

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 -against- JAMES E. HOWARD A/K/A JAMES HOWARD, SANDRA E. HOWARD A/K/A SANDRA HOWARD, MICHAEL A. HOWARD, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 4, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on January 23, 2026 at 10:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as Block: 10910 Lots: 34 and 36.

Said premises known as 206-07 109TH AVENUE, QUEENS VILLAGE, NY 11429

Approximate amount of lien \$241,056.75 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 711836/2023.

SALLY SAMIR ATTIA, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

DLG# 38857

{* Metro NY*}