

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR ABS LOAN TRUST VI, Plaintiff, vs. SHEELI AGGARWAL, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF RAKESH AGGARWAL A/K/A RAKESH K. AGGARWAL, DECEASED, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 3, 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 84-61 Abingdon Road, Kew Gardens, NY 11415. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 3331 and Lot 43. Approximate amount of judgment is \$600,945.48 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #727788/2021.

Joseph DeFelice, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606, Attorneys for Plaintiff