

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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RMS SERIES TRUST 2020-1 BY US BANK
TRUST NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE,

INDEX NO. 700441/2019

NOTICE OF SALE

Plaintiff,

-against-

Mortgage Premises:
105-29 Farmers Blvd.
Saint Albans, NY 11412

MARY M. PADGETT CHAVIS; STEVEN
BANKS, AS COMMISSIONER OF THE CITY OF
NEW YORK SOCIAL SERVICES DISTRICT;
CRIMINAL COURT OF THE CITY OF NEW
YORK; CRYSTAL PADGETT; CIERA
PADGETT; ROGER GORDON; DOLORES
GORDON; CARL GORDON; SHELDON
GORDON; LISA GORDON; DWAYNE
GORDON; BRIAN BROOKS; PAULA MANN,

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **105-29 Farmers Boulevard, Saint Albans, NY 11412**, directed to be sold on **August 1, 2025**
at 10:00 a.m., at public auction at Queens County Supreme Court, on the second floor in
Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above
captioned foreclosure action.

Dated: July 10, 2025

New York, New York

GREENSPOON MARDER LLP

Attorneys for Plaintiff

By: /s/ Angelo A. Regina

Angelo A. Regina, Esq.

1345 Avenue of the Americas, Suite 2200

New York, NY 10105

P: 212.524.5000

Copies to:

ERIC SUBIN, ESQ.
COURT APPOINTED REFEREE
150 BROADWAY
NEW YORK, NY 10038

MARY M. PADGETT CHAVIS
105-29 FARMERS BLVD., 2ND FLOOR
SAINT ALBANS, NY 11412

COMMISSIONER OF THE CITY OF NEW YORK SOCIAL SERVICES DISTRICT
C/O STEVEN BANKS
150 GREENWICH STREET
NEW YORK, NY 10038

CRIMINAL COURT OF THE CITY OF NEW YORK
C/O DISTRICT ATTORNEY
25 BEAVER STREET, 11TH FLOOR
NEW YORK, NY 10004

CRYSTAL PADGETT
105-29 FARMERS BLVD, 2ND FLOOR
SAINT ALBANS, NY 11412

CIERA PADGETT
105-29 FARMERS BLVD, 2ND FLOOR
SAINT ALBANS, NY 11412

ROGER GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

DOLORES GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

CARL GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

SHELDON GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

LISA GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

DWAYNE GORDON
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

BRIAN BROOKS
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

PAULA MANN
105-29 FARMERS BLVD, 1ST FLOOR
SAINT ALBANS, NY 11412

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, RMS SERIES TRUST 2020-1 BY US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE, Plaintiff, vs. MARY M. PADGETT CHAVIS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 20, 2023, I, the undersigned Referee will sell at public auction at Queens County Supreme Court, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on August 1, 2025 at 10:00 a.m., premises known as 105-29 Farmers Boulevard, Saint Albans, NY 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 10884 and Lot 16. Approximate amount of judgment is \$499,332.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700441/2019.

Eric Subin, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff