

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST, NATIONAL ASSOCIATION,
AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, vs. MARIE ROSE PIERRE, ET
AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 14, 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 January 16, 2026 at 10:00 a.m., premises known as 218-04 132nd Road, Laurelton a/k/a Springfield Gardens, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block 12928 and Lot 32. Approximate amount of judgment is \$744,355.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707689/2024.

Eric D. Subin, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 211388-5