

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. FRITZ LACROIX, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 15, 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 9, 2026 at 11:00 a.m., premises known as 115-59 208th Street, Cambria Heights a/k/a St. Albans, NY 11411. 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 11051 and Lot 7. Approximate amount of judgment is \$372,865.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704366/2023.

Yvette V. Dudley, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 222639-2