

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, vs. OSCAR A. PRIETO, AS ADMINISTRATOR OF THE ESTATE OF MAUREEN MULLANEY, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 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 September 26, 2025 at 10:00 a.m., premises known as 5744 57th Drive a/k/a 57-44 57th Drive, Maspeth, NY 11378. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, Block 2676 and Lot 21. Approximate amount of judgment is \$237,773.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711178/2023.

Michele A. Baptiste, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 240240-1