

**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 RCAF  
ACQUISITION TRUST, Plaintiff, vs. FANG LI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 19, 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 6, 2026 at 11:00 a.m., premises known as 45-35 163rd Street, Flushing, NY 11358. 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 5442 and Lot 23. Approximate amount of judgment is \$1,442,979.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 721214/2022.

Alen R. Beerman, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 222712-1