

NOTICE OF SALE SUPREME COURT KINGS COUNTY

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS AN OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff against

GIRAIR BAGDASARYANI, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215,
Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered June 27, 2025, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on October 9, 2025 at 2:30 PM. Premises known as 1122 Avenue Z Unit R1, Brooklyn, NY 11235. Block 7455 Lot 1205. All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$336,581.96 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 510353/2024. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Michael Benjamin, Esq., Referee

File # 3000-001986