

REFEREE'S NOTICE OF SALE IN FORECLOSURE

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 - against - RUBY DELL CARR A/K/A RUBY D. CARR, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 20, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 12th day of December, 2025 at 11:00 AM. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York.

Premises known as 137-28 161st Street, Jamaica, NY 11434.

(Block: 12308 Lot: 22)

Approximate amount of lien \$419,007.98 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 711078/2023. Joseph F. Defelice, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

Dated: October 23, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.**