

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. TING LEUNG, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 11, 2022 and an Order to Amend Judgement of Foreclosure and Sale duly entered on July 9, 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 5, 2025 at 11:00 a.m., premises known as 43-47 247th Street, Queens a/k/a Little Neck a/k/a Flushing a/k/a Douglaston, NY 11363. 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 8117 and Lot 65. Approximate amount of judgment is \$364,837.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703115/2019.

Rita Solomon, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 231584-4