

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

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

114 AVENUE, LLC, 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 April 30, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on July 18, 2025 at 10:00 AM. Premises known as 221-02 114th Ave, Cambria Heights, NY 11411. Block 11240 Lot 41. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens and City and State of New York. Approximate Amount of Judgment is \$477,630.24 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 712810/2023. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Lawrence M. Litwack, Esq., Referee

File # 3000-001736