

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. FRANCOIS FOUCHE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 5, 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 12, 2025 at 10:00 a.m., premises known as 215-23 102nd Avenue, Queens Village, NY 11429. 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 11089 and Lot 46. Approximate amount of judgment is \$682,851.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #724645/2021. Cash will not be accepted.

Walter Drobenko, Esq., Referee

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Attorneys for Plaintiff