

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST, NATIONAL ASSOCIATION,  
AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, vs. MOHAMED FARROUQ  
A/K/A MOHAMED S. FARROUQ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 24, 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 January 16, 2026 at 11:00 a.m., premises known as 150-24 115th Street, South Ozone Park, NY 11420. 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 11829 and Lot 49. Approximate amount of judgment is \$1,012,600.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722835/2022.

Lawrence M. Litwack, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 222747-1