

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST, Plaintiff, vs. JOHN YOON A/K/A JOHN P. YOON, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on August 16, 2024 and an Order Extending Sale Deadline and Other Relief duly entered at September 30, 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 December 5, 2025 at 11:00 a.m., premises known as 4022 190th Street a/k/a 40-22 190th Street, Flushing, NY 11358. 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 5354 and Lot 17. Approximate amount of judgment is \$629,464.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721569/2022.

Fearonce G. La Lande, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 213221-3