

NOTICE OF SALE

SUPREME COURT- COUNTY OF QUEENS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff,
AGAINST
ANNA MAMMINA, JOSEPH P. MAMMINA, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on July 16, 2025.

I, the undersigned Referee, will sell at public auction at the Queens County Supreme Court, Courtroom 25, 88-11 Sutphin Blvd, Jamaica, NY on September 12, 2025 at 11:00 AM premises known as 171 Beach 91st Street, Rockaway Beach, NY 11693.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Queens County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 16134 and Lot 141.

Approximate amount of judgment \$853,244.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #718338/2023.

Gregory J. Newman, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747