

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff
against

POPE BOODHAN, 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 11, 2025 at 2:30 PM. Premises known as 104-58 121st Street, South Richmond Hill, NY 11419. Block 9574 Lot 33. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$699,167.99 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 720425/2022. 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.

David Weprin, Esq., Referee

File # 2296-004062