

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, vs. THE HEIRS AT LARGE OF MARGARET MONROE-MCLAMORE, DECEASED, AND ALL PERSONS WHO ARE HUSBANDS, WIDOWS, GRANTEES, MORTGAGEES, LIENORS, HEIRS, DEVISEES, DISTRIBUTEES, SUCCESSORS IN INTEREST OF SUCH OF THEM AS MAY BE DEAD, AND THEIR HUSBANDS AND WIVES, HEIRS, DEVISEES, DISTRIBUTEES AND SUCCESSORS OF INTEREST OF ALL OF WHOM AND WHOSE NAMES AND PLACES ARE UNKNOWN TO PLAINTIFF; ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 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 August 15, 2025 at 10:00 a.m., premises known as 144-15 181st Place, Springfield Gardens, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Springfield, Fourth Ward in the Borough and County of Queens, City and State of New York, Block 13092 and Lot 6. Approximate amount of judgment is \$938,625.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716094/2020.

Lawrence M. Litwack, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 201843-1