

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I, Plaintiff, vs. 63-04 FOREST AVENUE LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 27, 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 63-04 Forest Avenue, Ridgewood, NY 11385. 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 3372, Lot 42 f/k/a Block 3372, Part of Lot 40. Approximate amount of judgment is \$2,502,889.35 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707483/2023.

David I. Weprin, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 210373-2