

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, vs. BRIAN O. JOHNSON, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 24, 2024 and a Sua Sponte Order Appointing Substitute Referee to Compute duly entered on July 10, 2024, 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 September 13, 2024 at 10:00 a.m., premises known as 1320 Gipson Street a/k/a 13-20 Gipson Street a/k/a 320 Gipson Street, Far Rockaway, NY 11691. 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 15663 and Lot 21. Approximate amount of judgment is \$292,888.33 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701533/2014. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Joseph DeFelice, Esq., Referee

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

Firm File No. 211149-1