

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY**

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

JOSEPH CARSELLA, 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 February 26, 2024, 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 September 27, 2024 at 10:00 AM. Premises known as 127-01 89th Ave, Richmond Hill, NY 11418. Block 9335 Lot 221. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, State of New York. Approximate Amount of Judgment is \$414,510.44 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 723360/2022. 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.

Michael A. Cervini, Esq., Referee

File # 2296-004095