

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, Plaintiff, vs. FRANCES DUARTE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 14, 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 February 7, 2025 at 10:00 a.m., premises known as 219-33 Edgewood Avenue, Laurelton, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block 13062 and Lot 69. Approximate amount of judgment is \$555,827.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722283/2020.

Nicholas E. Perciballi, Esq., Referee

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

Firm File No. 213694-1