

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-
RPLI, Plaintiff

AGAINST

ANGELICA MADDOX, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 30, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on September 13, 2024 at 10:00AM, premises known as 109-26 174th Street, Jamaica, NY 11433. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 10265 and Lot 131. Approximate amount of judgment \$564,637.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722628/2022. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Fearonce G. Lalande, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

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