

## 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 RCF 2 ACQUISITION TRUST, Plaintiff  
AGAINST

KHALID M. FATTAH AKA KHALID FATTAH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 15, 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, New York on May 16, 2025 at 10:00AM, premises known as 4429 Ketcham Street, Elmhurst, NY 11373 AKA 4429 Ketchem Street, Elmhurst, NY 11373. 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 1559 Lot 40. Approximate amount of judgment \$756,210.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705283/2023.

Iman Akbar, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-003564