

NOTICE OF SALE

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

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on June 11, 2019, an Order Extending Sale Deadline and Other Relief duly entered on July 8, 2022 and an Order to Substitute Bank duly entered on July 16, 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 20, 2024 at 10:00 a.m., premises known as 3622 37th Street, Astoria, NY 11101 a/k/a 3622 37th Street, Long Island City, NY 11101. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in (Ward One, formerly Long Island City), the Borough and County of Queens, City and State of New York, Block 636 and Lot 39. Approximate amount of judgment is \$941,529.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705237/2017. No cash will be accepted.

Mark J. Keller, Esq., Referee

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

Firm File No. 200865-2