

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. KEYA ROYSTER AS ADMINISTRATRIX AND HEIR AND DISTRIBUTE OF THE ESTATE OF PAMELA JAMES, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 10, 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 69-32 Burchell Avenue, Arverne, NY 11692. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Arverne, in the Fifth Ward of the Borough and County of Queens, City and State of New York, Block 16048 and Lot 45. Approximate amount of judgment is \$312,382.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #728147/2021.

Michael F. Mongelli, Esq., Referee

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

Firm File No. 221030-1