

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CP-SRMOF II 2012-1 TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE, Plaintiff, vs. JAMES RICHARDS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 18, 2016, an Order Appointing a Successor Referee and Extending Sale Deadline duly entered on March 8, 2019, an Order Extending Sale Deadline duly entered on January 29, 2020 and an Order duly entered on April 7, 2023, 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 December 6, 2024 at 10:00 a.m., premises known as 137-02 130th Avenue, South Ozone Park, NY 11436. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12073 and Lot 425. Approximate amount of judgment is \$598,791.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704865/2021.

Jerry Merola, Esq., Referee

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

Firm File No. 160500-2