

NOTICE OF SALE

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

Pursuant to an Order Confirming Referee Report and for a Judgment of Foreclosure and Sale duly entered on March 3, 2020, an Order Appointing Successor Referee and Amend Case Caption duly entered December 7, 2023 and an Order Appointing a Substitute Bank duly entered February 27, 2024, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 6, 2024 at 10:00 a.m., premises known as 79-34 210th Street, Queens a/k/a Oakland Gardens, NY 11364. 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 7766 and Lot 22. Approximate amount of judgment is \$764,592.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707260/2015.

Joseph DeFelice, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff
Firm File No.: 191632-1