

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. JESUS P. ZHAGUI AND ANGEL ZHAGUI, Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on January 31, 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 April 25, 2025 at 10:00 a.m., premises known as 33-24 109th Street, Corona, NY 11368. 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 1723 and Lot 14. Approximate amount of judgment is \$717,944.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706975/2023. Cash will not be accepted.

Nduke D. Agwu, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,
Attorneys for Plaintiff