

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. ELOISE TATE, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 26, 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 May 10, 2024 at 10:30 a.m., premises known as 195-01 120th Avenue, Saint Albans, NY 11412 a/k/a 119-53 195th Street, St. Albans, NY 11412. 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 12651 and Lot 42. Approximate amount of judgment is \$476,929.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701574/2019. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Bruce S. Povman, Esq., Referee

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

Firm File No. 192539-1