

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. SIMRAN KAHLON, INDIVIDUALLY AND AS NATURAL GUARDIAN OF THE TWO (2) MINOR HEIRS OF THE ESTATE OF KAWALJEET KAHLON A/K/A KAWALJEET S. KAHLON, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 20, 2022 and an Order to Substitute Bank duly entered on February 26, 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 13, 2024 at 10:00 a.m., premises known as 99-03 222nd Street, Queens Village a/k/a Jamaica, NY 11429. 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 10805 and Lot 1. Approximate amount of judgment is \$433,687.83 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716851/2017. 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.

Everett Hopkins, Esq., Referee

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

Firm File No. 181801-2