

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff  
AGAINST

MADAN KUMAR, SEEMA RANI, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 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, New York on October 11, 2024 at 10:00AM, premises known as 12816 Gotham Road, South Ozone Park, NY 11420. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 11751 Lot 14. Approximate amount of judgment \$500,578.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706289/2023. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

James S. Yoh, Esq, Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-000089