

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST
2021-RP6, Plaintiff against

GYALZEN LAMA, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215,
Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered April 22, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on June 27, 2025 at 10:00 AM. Premises known as 3520 Leverich St Apt A203, Jackson Heights, NY 11372. Block 1270 Lot 1014. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$386,578.64 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 725949/2022. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Michael F. Mongelli, II, Esq., Referee

File # 2267-004079