

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, AJAX MORTGAGE LOAN TRUST 2021-D, MORTGAGE-BACKED SECURITIES, SERIES 2021-D, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. JAMES RICHARDS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 4, 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 June 14, 2024 at 12:00 p.m., premises known as 165-28 144th Avenue, Jamaica, NY 11434. 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 13270 and Lot 40. Approximate amount of judgment is \$736,323.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #715033/2020. 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.

Ira Benjamin Warshawsky, Esq., Referee

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

Firm File No. 201411-1