

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST XVIII, Plaintiff, vs. KELVIN EDWARD JOHNSON, SR., AS PROPOSED EXECUTOR AND HEIR-AT-LAW TO THE ESTATE OF EULA CATANZARO, DECEASED, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 25, 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 November 1, 2024 at 10:00 a.m., premises known as 118-25 202nd Street, Saint 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 12632 and Lot 45. Approximate amount of judgment is \$276,800.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #724510/2020.

Martha Taylor, Esq., Referee

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

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