

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
AGAINST**

GREGORY T. JOHNS. DAWN JOHNS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 4, 2023, 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 September 6, 2024 at 11:15AM, premises known as 361 Beach 69th Street, Arverne, NY 11692. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 16081, Lot 6. Approximate amount of judgment \$1,150,890.85 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703341/2021. 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.

Alan C. Kestenbaum, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-006536

SUPREME COURT STATE OF NEW YORK
COUNTY OF QUEENS

19-006536
Index No. 703341/2021

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST,
SERIES 2016-CTT, Plaintiff

vs.

GREGORY T. JOHNS. DAWN JOHNS, et al., Defendant(s)

Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 7, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

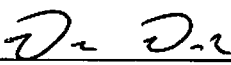
Referee:

Alan C. Kestenbaum, Esq.
42-40 Bell Blvd. Suite 302
Bayside, NY 11361

Bruce Richardson, Esq.
Attorney for Defendant Gregory T. Johns
14 Wall Street, Twentieth Floor
New York, NY 10005

Dawn Johns
1189 Bedford Ave, Apt 2
Brooklyn, NY 11216

I affirm on, August 7, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.


Devin DeFrank