

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff against

ENID L. TOWNSEND, 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 June 10, 2024, I will sell at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on August 30, 2024 at 10:00 AM. Premises known as 235 Beach 19th Street, Far Rockaway, NY 11691. Block 15637 Lot 171. All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, State of New York. Approximate Amount of Judgment is \$537,693.91 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 711615/2023. 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.

Jjais A. Forde, Esq., Referee

File # 3000-001624