

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff
against

ISILDA MOSQUITTA, AS HEIR AND DISTRIBUTE FOR THE ESTATE OF BEVERLY
MOSQUITTA, 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 October 10, 2024, 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 January 10, 2025 at 11:00 AM.
Premises known as 2540 Shore Blvd Unit 4R, Astoria, NY 11102. Block 905 Lot 1088.
All that certain plot, piece or parcel of land, situate, lying and being at Long Island City,
Borough and County of Queens, City and State of New York. Approximate Amount of
Judgment is \$223,894.90 plus interest, fees, and costs. Premises will be sold subject to
provisions of filed Judgment Index No 724234/2022. 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.

Dominic Villoni, Esq., Referee

File # 2296-004068