

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

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

CARLOS LUCIANO, 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 April 22, 2025, 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 June 20, 2025 at 10:00 AM. Premises known as 93-28 123rd St, Richmond Hill, NY 11419. Block 9439 Lot 22. All that certain plot, piece or parcel of land, situate, lying and being at Richmond Hill Fourth Ward, Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$704,890.23 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 702103/2023. 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.

Alan C. Kestenbaum, Esq., Referee

File # 2045-000161