

STATE OF NEW YORK
SUPREME COURT: COUNTY OF QUEENS

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

**NOTICE OF SALE IN
FORECLOSURE**

Plaintiff,

v.

BEVERLY KELLY A/K/A BEVERLY A. KELLY A/K/A
BEVERLY ANN KELLY, ET AL,

Defendants.

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Queens County on October 6, 2022, and the Nunc Pro Tunc Order Amending the Judgment of Foreclosure and Sale duly entered in the Office of the Queens County Clerk on May 12, 2023 I, David I. Weprin, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on June 14, 2024 at the Courthouse Steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, at 11:45 AM the premises described as follows:

10432 203rd Street a/k/a 104-32 203th Street
Saint Albans, NY 11412
Block: 10902 Lot: 24

ALL that certain plot, piece or parcel of land, situate lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 709270/2018 in the amount of \$389,498.58 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's 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.

Woods Oviatt Gilman LLP
Attorneys for Plaintiff
500 Bausch & Lomb Place
Rochester, NY 14604
Tel.: 855-227-5072

{9540832: }102426-1