

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. MARJORIE MORGAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 19, 2023, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 13, 2024 at 10:15 a.m., premises known as 214-32 113th Avenue, Queens Village, NY 11429. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11136 and Lot 16. Approximate amount of judgment is \$591,833.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705287/2015. Cash will not be accepted. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Gregory M. LaSpina, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff