

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

FRANKLIN SALMON AS HEIR AND DISTRIBUTE AND AS LIMITED ADMINISTRATOR OF THE ESTATE OF ALECIA P. SALMON A/K/A ALECIA SALMON A/K/A ALECIA GOWIE A/K/A ALICIA SALMON, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered October 22, 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 17, 2025 at 10:00 AM. Premises known as 179-44 143rd Road, Springfield Gardens a/k/a Jamaica, New York 11434 a/k/a 143-20/143-26 180th Street, Springfield Gardens a/k/a Jamaica, New York 11434. Block 13074 Lot 26. 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. Approximate Amount of Judgment is \$473,409.52 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 710105/2023.

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.

Joseph N. Misk, Esq., Referee

File # 20-0418