

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2022-NR1, Plaintiff
AGAINST

LESLEY L. NIEUWKERK, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 28, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on January 24, 2025 at 11:00AM, premises known as 100-22 31st Avenue, East Elmhurst, NY 11369. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 1686 and Lot 9. Approximate amount of judgment \$999,655.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #726338/2023. The aforementioned auction will be conducted in accordance with the QUEENS County 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.

Irene M. Mattone, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-003239