

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST, Plaintiff, vs. B & B VENTURE CAPITAL, LLC A/K/A B&B VENTURE CAPITAL, LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on April 28, 2025, 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, NY 11435 on July 18, 2025 at 10:00 a.m., premises known as 131-25 Mathewson Court, Jamaica, NY 11434. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block 12983 and Lot 14. The approximate amount of judgment is \$1,074,158.72 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #700525/2023.

Sheharyar Ali, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 200864-5