

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff

AGAINST

CP HOUSE PROJECT LLC, ALEXANDER PAVLOVSKY, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 18, 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, New York on January 16, 2026 at 11:00 AM, premises known as 122-15 9th Avenue, College Point, NY 11356. 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 3964 Lot 28. Approximate amount of judgment \$1,399,155.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708869/2023.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

24-002058