

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, vs. MARK EATON, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BERTHA EATON A/K/A BERTHA L. EATON, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on April 13, 2022, an Order duly entered on April 21, 2023 and an Order duly entered on August 27, 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 December 5, 2025 at 11:00 a.m., premises known as 21422 111th Road a/k/a 214-22 111th Road, 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 11139 and Lot 92. Approximate amount of judgment is \$368,350.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713708/2017.

Dennis S. Cappello, Esq., Referee

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

Firm File No.: 193522-1