

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST, Plaintiff, vs. PIEDAD S. MASSO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 15, 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 February 6, 2026 at 11:00 a.m., premises known as 25-65 125th Street, Flushing, NY 11354 a/k/a College Point, NY 11356. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 4266 and Lot 69. Approximate amount of judgment is \$955,378.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 705108/2024.

Dana L. Jenkins, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 240467-1