

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
BANK TRUST N.A. AS TRUSTEE FOR
WATERFALL VICTORIA GRANTOR TRUST II,
SERIES G TO U.S. BANK TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR
RMS SERIES TRUST 2020-1,

Plaintiff,

-against-

MATTHEW BABALOLA; CHRISTIANA
BABALOLA; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; N.A.
PARTNERS IN ANESTHESIA, LLP,

Defendants.
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INDEX NO. 701353/2016

NOTICE OF SALE

Mortgage Premises:
472 BEACH 43RD STREET
FAR ROCKWAY, NY 11691

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **472 Beach 43rd Street, Far Rockaway, NY 11691**, directed to be sold on **January 16, 2026 at 11:00 a.m.**, at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: December 30, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia
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Copies to:

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BABALOLA
148-08 HILLSIDE AVENUE 2ND FLOOR
JAMAICA NY 11435

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK NY 10007

PARTNERS IN ANESTHESIA, LLP
68 SOUTH SERVICE ROAD, SUITE 350
MELVILLE, NY 11691

JOHN STEIGLER, ESQ.
COURT APPOINTED REFEREE
1981 MARCUS AVE
LAKE SUCCESS, NY 11042