

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST, Plaintiff, vs. CHOESNAL MICHEL A/K/A CHOESNAL W. MICHEL A/K/A CHOSENAL MICHAEL A/K/A MICHAEL CHOESNAL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 25, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on January 29, 2026 at 2:30 p.m., premises known as 15 Preston Court, Brooklyn, NY 11234. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 7949 and Lot 238. Approximate amount of judgment is \$582,510.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 527841/2023.

Shmuel D. Taub, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.:201051-5