

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK
TRUST NATIONAL ASSOCIATION, Plaintiff**

AGAINST

NEWLA GARCIA AKA NEWLA I. GARCIA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 6, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on February 9, 2026 at 2:15 PM, premises known as 1033A Rev. James Polite Avenue A/K/A 1033A James A. Polite Avenue A/K/A 1033A Reverand James A. Polite Avenue, Bronx, NY 10459. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 2691, Lot 39. Approximate amount of judgment \$898,644.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #381236/2013E.

Joseph Jednak, Esq., Referee

**Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221**

18-003099

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

Index No.: 381236/2013E

Client's File No.: 18-003099

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST C/O U.S. BANK TRUST
NATIONAL ASSOCIATION, Plaintiff

vs.

NEWLA GARCIA AKA NEWLA I. GARCIA, ET
AL., Defendant(s)

AFFIRMATION OF SERVICE BY MAIL

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on January 8, 2026, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Joseph T. Jednak, Esq.
4345 Webster Avenue,
Bronx, NY 10470

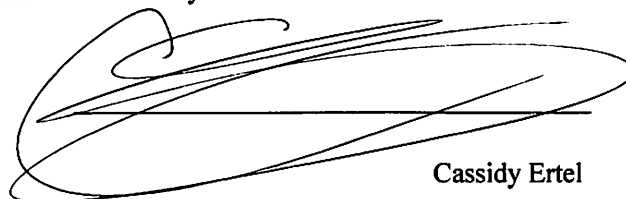
Cabanillas & Associates
Attorney for Defendant La Almita Corp.
120 Bloomingdale Road, 10605
White Plains, NY

Lorraine C. Corsa, Esq.
Guardian Ad Litem for Newla Garcia AKA Newla
I. Garcia
151 Broadway
Hawthorne, NY 10532

Kathleen A. Zebrowski, ESQ.
Attorney for Defendant United States of America
86 Chambers St.
New York, NY 10007

Joan Braverman, Esq.
Attorney for Defendant New York City
Department of Taxation and Finance
345 Adams Street, 3rd Floor
Brooklyn, NY 11201

I affirm on January 8, 2026 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, except as to matters alleged on information and belief and as to those matters I believe it to be true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel