

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST,
Plaintiff**

AGAINST

**LEONID TATARCHUK, REGINA KAPRALOVA TRUSTEE OF THE TARTARCHUK
IRREVOCABLE LIVING TRUST, LEONID TATURCHUK TRUSTEE OF THE
TARTARCHUK IRREVOCABLE LIVING TRUST, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered August 7, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on November 6, 2025 at 2:30 PM, premises known as 1620 East 2nd Street #3K, Brooklyn, NY 11230. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 6608, Lot 1030. Approximate amount of judgment \$123,967.84 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #11055/2013.

Michael D. Benjamin, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-003074

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS**

**18-003074
Index No. 11055/2013**

AFFIRMATION OF SERVICE BY MAIL

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, Plaintiff
vs.**

**LEONID TATARCHUK, REGINA KAPRALOVA TRUSTEE OF THE TARTARCHUK IRREVOCABLE LIVING TRUST,
LEONID TATURCHUK TRUSTEE OF THE TARTARCHUK IRREVOCABLE LIVING TRUST, et al., Defendant(s)**

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 October 7, 2025, 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:

**Michael Benjamin, Esq.
2429 E 71st St.
Brooklyn, NY 11234**

**Harrison J. Edwards Esq.
Attorney for Defendant Leonid Tatarchuk
PO Box 375
Farmingdale, NY 11735**

**Regina Kapralova Trustee of the Tartarchuk Irrevocable Living Trust
593 Mayfair Drive South
Brooklyn, NY 11234**

**Leonid Taturchuk Trustee of the Tartarchuk Irrevocable Living Trust
1620 East 2nd Street
Brooklyn, NY 11230**

**Allen P. Sragow Esq.
Attorney for Defendant Moysha Burekhovitch
276 5th Avenue, Suite 704
New York, NY 10001**

**Michele Mirro, Esq.
Attorney for Defendant New York City Department of Finance
375 Pearl Street, 30th Floor
New York, NY 10038**

Lisa M. Confusione, Esq.
Attorney for Defendant Atlantic Bank of New York
401 Franklin Avenue
Garden City, NY 11530

Board of Managers of the 1620 Condominium
200 Madison Avenue, 2nd Floor
New York, NY 10016

I affirm on, October 7, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel