

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB IGLOO SERIES IV TRUST, Plaintiff, vs. 652 GRANDVIEW AVE, LLC A/K/A 652 GRANDVIEW AVE LLC ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 27, 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 December 12, 2025 at 10:00 a.m., premises known as 652 Grandview Avenue, Flushing, NY 11385. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 3485 and Lot 31. Approximate amount of judgment is \$3,941,670.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701759/2023.

Alan Cary Kestenbaum, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 203120-2