

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

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

AGAINST

KITTREPLA DEVELOPEMENT CORP, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 22, 2025, I, the undersigned Referee will sell at public auction at Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on January 26, 2026 at 2:15 PM, premises known as 4038 Monticello Avenue, Bronx, NY 10466. 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: 4987 Lot: 12. Approximate amount of judgment \$824,474.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #817523/2023E.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

22-003669

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

Index No.: 817523/2023E

Client's File No.: 22-003669

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

vs.

KITTREPLA DEVELOPEMENT CORP, 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 December 24, 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:

Scott H. Siller, Esq.
706 Equestrian Way,
Westbury, NY 11590

Kittrepla Development Corp
4038 Monticello Avenue
Bronx, NY 10466

I affirm on December 24, 2025 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.

A handwritten signature in dark ink, appearing to read 'Cassidy Ertel', is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke.

Cassidy Ertel