

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10
MASTER PARTICIPATION TRUST, Plaintiff, vs. ELI KALFA, IF LIVING, AND IF HE BE DEAD,
ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 29, 2025 and a Decision and Order duly entered on November 13, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on February 9, 2026 at 2:15 p.m., premises known as 2229 Cincinnatus Avenue, Bronx, NY 10473. 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 Bronx, City and State of New York, Block 3575 and Lot 20. Approximate amount of judgment is \$1,038,759.87 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 32383/2016E.

Louis J. Russo III, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213237-1