

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. YAACOV SAKIZADA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 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 January 23, 2026 at 10:00 a.m., premises known as 193 Beach 112th Street, Far Rockaway, NY 11694. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fifth Ward of the Borough and County of Queens, City and State of New York, Block 16185 and Lot 11. Approximate amount of judgment is \$509,050.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 717826/2022.

Michael A. Cervini, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 222202-1