

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, U.S. BANK TRUST NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER  
PARTICIPATION TRUST, Plaintiff, vs. BETTY DAVIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 21, 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 November 21, 2025 at 10:00 a.m., premises known as 163-12 122nd Avenue a/k/a 122<sup>nd</sup> Street, Jamaica, NY 11434. 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 12380 and Lot 30. Approximate amount of judgment is \$367,188.49 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712607/2021.

Michael F. Mongelli, II, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 211495-1