

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST, Plaintiff, vs. GERMAN DUCHIMAZA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 22, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on December 18, 2025 at 2:30 p.m., premises known as 4401 Seagate Avenue a/k/a 4401 Sea Gate Avenue, Brooklyn, NY 11224. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 6958 and Lot 1. Approximate amount of judgment is \$693,106.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #508190/2014.

Aaron Tyk, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 190117-1