

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST, PLAINTIFF, VS. DENISE COLLINS, ET AL., DEFENDANT(S).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 9, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on January 29, 2026 at 2:30 p.m., premises known as 871 Hancock Street a/k/a 79 Howard Avenue, Brooklyn, NY 11233. 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 1488 and Lot 1. Approximate amount of judgment is \$522,335.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #522656/2020.

Jack Segal, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213703-1