

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. SALIM VIRJI, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on October 6, 2023 and a Decision + Order on Motion duly entered on March 13, 2025, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on August 6, 2025 at 2:15 p.m., premises known as 209 East 2nd Street, Unit #6, New York, NY 10009. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 384 and Lot 1306 together with an undivided 13.79 percent interest in the Common Elements. Approximate amount of judgment is \$1,573,339.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850084/2020.

Jeffrey R. Miller, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 212997-1