

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES III TRUST, Plaintiff, vs. DAWN MARTIN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 19, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY 10451-2937 on January 12, 2026 at 2:15 p.m., premises known as 4168 Paulding Avenue, Bronx, NY 10466. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of Bronx, City and State of New York, Block 4878 and Lot 48. Approximate amount of judgment is \$476,690.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #32938/2016E.

Louis J. Russo, III, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 181922-1