

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST,
Plaintiff**

AGAINST

ELAZAR LAZAROVITSH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 14, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on November 21, 2024 at 2:30PM, premises known as 3745 Marple Avenue, Brooklyn, NY 11224. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 6958 Lot: 58. Approximate amount of judgment \$334,353.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #31279/2010. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Jeffrey Dinowitz, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

21-000596

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 10/25/2024 BY SP-1 BKT/STP/ML/STP

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SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

21-000596
Index No. 31279/2010

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff
vs.
ELAZAR LAZAROVITSH, ET AL. , Defendant(s)

Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on October 22, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:


Jeffrey E. Dinowitz, Esq.
3701 Henry Hudson Pkwy Apt 7D
Bronx, NY 10463

Alice A. Nicholson, Esq.
Attorney for Defendant Elazar Lazarovitsh
26 Court Street, Suite 1307
Brooklyn, NY 11242

Elazar Lazarovitsh
3745 Marple Avenue
Brooklyn, NY 11224

Alan J. Wohlberg, Esq.
Attorney for Defendant Sea Gate Assoc
2805 Avenue N
Brooklyn, NY 11210

I affirm on, October 22, 2024, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Devin DeFrank