

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff
AGAINST**

KAREN M. LORCH, RONALD J. LORCH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 10, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on April 30, 2025 at 2:15PM, premises known as 140 East 63rd Street Apt. 11A, New York, NY 10065. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 1397 and Lot 1556. Approximate amount of judgment \$2,375,077.45 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850298/2023.

Christy Demelfi, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-004129

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

22-004129
Index No. 850298/2023

AFFIRMATION OF SERVICE BY MAIL

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST, Plaintiff

vs.

KAREN M. LORCH, RONALD J. LORCH, ET AL., Defendant(s)

Kristen Fantry, 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 March 28, 2025, 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.

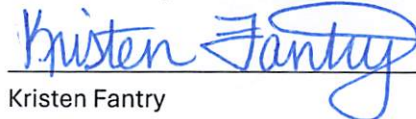
Referee:

Christy M. Demelfi, Esq.
2280 Grand Avenue, Suite 202
Baldwin, NY 11510

Karen M. Lorch
140 East 63rd Street, Apt. 11A
New York, NY 10065

Ronald J. Lorch
140 East 63rd Street, Apt. 11A
New York, NY 10065

I affirm on, March 28, 2025, 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.



Kristen Fantry