

SUPREME COURT - COUNTY OF NEW YORK.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS7, Plaintiff - against- NATHAN DUBROWSKI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 23, 2024 and entered on April 30, 2024 and an Amended Judgment of Foreclosure and sale entered on June 14, 2024, I, the undersigned Referee will sell at public auction in Room 116 of the New York County Courthouse, 60 Centre Street New York, NY on April 23rd, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, known as Unit No. 1200 in the building known as "The Downtown Condominium" together with an undivided 0.1896% interest in the common elements. Block: 26 Lot: 1035

Said premises known as 15 BROAD STREET, UNIT 1200, NEW YORK, NY 10005

Approximate amount of lien \$2,134,349.59 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 850107/2020.

GEORGIA PAPAZIS, ESQ., Referee

Pincus Law Group, PLLC

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{* CHELSEA CL*}