

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, U.S. BANK TRUST NATIONAL ASSOCIATION,
AS TRUSTEE OF DWELLING SERIES IV TRUST, Plaintiff, vs. GIOVANNI DIGIULIO, ET AL.,
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on September 22, 2023 and an Order Extending the Sale Deadline duly entered on May 30, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, Room 130, 60 Centre Street, New York, NY 10007 on October 23, 2024 at 2:15 p.m., premises known as 44 East 12th Street, Unit 5A, New York, NY 10003. 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 of New York, City and State of New York, Block 563 and Lot 1012 together with an undivided 2.26 percent interest in the Common Elements. Approximate amount of judgment is \$529,697.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850170/2021.

Jerry A. Merola, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No. 202573-2