

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF KINGS**

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

**GUENNADI SOUBBOTINE, MALVA FIDLER, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered September 3, 2024, 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 April 24, 2025 at 2:30 pm, premises known as 1243 86th Street, Brooklyn, NY 11228. 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 6338, Lot 59. Approximate amount of judgment \$765,268.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #502610/2019.

**Bernard M. Alter, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**18-007440**

SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS

18-007440

Index No. 502610/2019

## 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.

GUENNADI SOUBBOTINE, MALVA FIDLER, 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 25, 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:

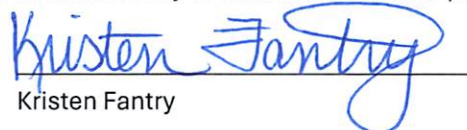
Bernard Mitchell Alter, Esq.  
26 Court Street Suite 1812  
Brooklyn, NY 11242

James J. Quail, Esq.  
Attorney for Defendant Guennadi Soubbotine  
5550 Merrick Road, Suite 300  
Massapequa, NY 11758

Guennadi Soubbotine  
1243 86th Street  
Brooklyn, NY 11228

Malva Fidler  
1243 86th Street  
Brooklyn, NY 11228

I affirm on, March 25, 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