

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII, Plaintiff
AGAINST

MICHAEL B. JAMES, SHERMAN GRANT, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 8, 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 October 17, 2024 at 2:30PM, premises known as 2054 Bergen Street, Brooklyn, NY 11233. 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 1454, Lot 28. Approximate amount of judgment \$638,541.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #112/2014. 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.

Stephen A. Spinelli, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

K.C.S.C. FORECLOSURE
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