

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON TRUST, NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF  
TRUST II-A, Plaintiff, vs. ECD CAPITAL LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 16, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on January 8, 2026 at 2:30 p.m., premises known as 544 Schenck Avenue, Brooklyn, NY 11207. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 4075 and Lot 20. Approximate amount of judgment is \$826,594.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #538056/2022.

Stephen A. Spinelli, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 230902-1