

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON TRUST, NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2015-1,  
Plaintiff, vs. FRANKLYN M. PATTERSON, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 28, 2025, 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 22, 2026 at 2:30 p.m., premises known as 28 Gunther Place, Brooklyn, NY 11233. 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 1566 and Lot 36. Approximate amount of judgment is \$559,395.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 520343/2022.

Mark A. Longo, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.  
Firm File No.: 170659-4