

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, NYCTL 1998-2 TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, Plaintiff, vs. 331 ROCKAWAY, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated April 4, 2022 and duly entered on April 25, 2022 and a Short Order Form dated June 6, 2023 and duly entered on June 20, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on December 18, 2025 at 2:30 p.m., premises known as 1536 East New York Avenue, Brooklyn, NY 11212. 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 3489 and Lot 117. Approximate amount of judgment is \$819,248.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #504220/2018.

Edward Vincent Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff