

SUPREME COURT - COUNTY OF KINGS.

NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- J JUNIOR REALTY CORP., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on November 21, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on January 22, 2026 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, County of Kings and State of New York, known and designated as Block 1435 Lot 102 and being further known on such tax rolls as Rockaway Avenue, Brooklyn, NY

Said premises known as ROCKAWAY AVENUE, BROOKLYN, NY

Approximate amount of lien \$2,193.52 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 518221/2021.

MICHELE A. BAPTISTE, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

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