

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. 1237 DEAN STREET CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated February 21, 2023 and duly entered on April 11, 2023 and an Order dated June 4, 2024 and duly entered on July 25, 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 July 10, 2025 at 2:30 p.m., premises known as 1237 Dean Street, Brooklyn, NY 11216. 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 1207 and Lot 52. Approximate amount of judgment is \$151,733.10 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #505738/19.

Stephen A. Spinelli, Esq., Referee

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