

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. CONGREGATION KHAL CHASIDEI SKWERA, INC., ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on December 11, 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 August 14, 2025 at 2:30 p.m., premises known as 1340 45th Street, Unit 3, Brooklyn, NY 11219. 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 5617 and Lot 1003 together with an undivided 33.33 percent interest in the Common Elements. Approximate amount of judgment is \$321,528.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #506639/2015. Cash will not be accepted.

Helmut Borchert, Esq., Referee

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Attorneys for Plaintiff