

**NOTICE OF SALE SUPREME COURT KINGS COUNTY**

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff against

MICHAEL ISRAEL, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215,  
Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered October 21, 2025, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on January 22, 2026 at 2:30 PM. Premises known as 1153 40th St, Brooklyn, NY 11218. Block 5585 Lot 49. 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. Approximate Amount of Judgment is \$1,048,884.50 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 513335/2023. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Steven D. Cohn, Esq., Referee

File # 3000-001234