

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BINOM SECURITIZATION TRUST 2021-INV1, Plaintiff, vs. J. ISAAC & ASSOCIATES LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Other Relief duly entered on April 15, 2025, 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 31, 2025 at 2:30 p.m., premises known as 135 Vermont Street, Brooklyn, NY 11207. 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 3672 and Lot 8. Approximate amount of judgment is \$802,274.70 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #507819/2024.

Dominic J. Famulari, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 233111-1