

**NOTICE OF SALE**

SUPREME COURT - COUNTY OF KINGS

SPROUT MORTGAGE ASSET TRUST, Plaintiff -against- OCEAN PARKWAY BH 26, LLC, et al  
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 18, 2023 and entered on  
September 29, 2023, 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 8, 2026 at 2:30 p.m.  
premises situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New  
York, bounded and described as follows: BEGINNING at a point on the Easterly side of Ocean Parkway,  
distant 32 feet Southerly from the corner formed by the intersection of the Easterly side of Ocean Parkway  
and the southerly side of Avenue U; being a plot 26 feet 6 inches by 130 feet by 26 feet 6 inches by 130  
feet. Block: 7133 and Lot 65

Said premises known as 2105 OCEAN PARKWAY, BROOKLYN, NY

Approximate amount of lien \$5,283,830.58 plus interest & costs.

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

Index Number 501062/2020.

DOMINIC J. FAMULARI, ESQ., Referee

Meltzer Lippe Goldstein & Breitstone, LLP

Attorney(s) for Plaintiff

190 Willis Ave., Mineola, NY 11501

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