

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE OF SMRF TRUST VII-A, Plaintiff, vs. STEVEN GOLTCHER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 25, 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 November 13, 2025 at 2:30 p.m., premises known as 34 Pleasant Place, Brooklyn, NY 11233. 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 1568 and Lot 45. Approximate amount of judgment is \$1,170,061.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #535313/2022.

Helmut Borchert, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 231048-2