

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. ANTHONY GUARDINO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale and Nunc Pro Tunc Relief duly entered on October 8, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on February 6, 2025 at 2:30 p.m., premises known as 2 Roebling Street, Unit 2-4, Brooklyn, NY 11211. 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 2292 and Lot 1004 together with an undivided 15.4 percent interest in the Common Elements. Approximate amount of judgment is \$696,262.20 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #524909/2022. Cash will not be accepted.

Charlane Brown, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff