

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 1998-2 TRUST, Plaintiff, vs. WILLIAM JAMES MCMURREN JR., DISTRIBUTE OF WILLIAM JAMES MCMURREN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated on April 5, 2023 and duly entered on June 23, 2023 and an Order dated October 29, 2024 and duly entered on February 10, 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 May 1, 2025 at 2:30 p.m., premises known as 55 Buffalo Avenue, 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 1339 and Lot 12. Approximate amount of judgment is \$64,704.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #1955/2014.

Jason Sackoor, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff