

NOTICE OF FORECLOSURE AND SALE

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

Index No. 532343/2022

YELLOW JACKET VENTURES, LLC,

Plaintiff,

vs.

PIONEER PROJECTS 87 LLC, ABIGAIL COOVER,
NATHAN HUME, PROFOUND VISION LLC, ROEBLIN
GROUP INC., NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE, MS. OLIVIA AND MR.
YAMIL,

Defendants.

In pursuance and by virtue of judgment of foreclosure and sale duly granted by this Court on November 17, 2023, entered in the King's County Clerk's Office on February 14, 2024, in the amount of \$2,205,290.00, plus continuing interest, plus costs, disbursements and legal fees totaling \$7,606.15, I, the undersigned Referee, duly appointed in this action for such purpose, will expose for sale and sell at Public Auction to the highest bidder at the Supreme Court, Kings County, 360 Adams Street, Brooklyn, New York 11201, in Room 224, on the 5th day of June, 2025, at 2:30 p.m. of that day, the mortgaged premises directed in and by said judgment and be sold and in said judgment described as follows: ALL that certain plot, piece or parcel of land, 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 southwesterly side of Pioneer Street distant 423 feet 4 inches southeasterly from the corner formed by the intersection of the southwesterly side of Pioneer Street with the southeasterly side of Van Brunt Street; RUNNING THENCE southwesterly parallel with Van Brunt Street and part of the distance through a party wall 75 feet; THENCE southeasterly parallel with Pioneer Street 16 feet 8 inches; THENCE northeasterly

parallel with Van Brunt Street 75 feet to the southwesterly side of Pioneer Street; THENCE northwesterly along the southwesterly side of Pioneer Street 16 feet 8 inches to the point or place of BEGINNING. FOR INFORMATION ONLY: Said premises also known as 87 Pioneer Street, Brooklyn, NY 11231. FOR CONVEYANCING ONLY, if intended to be conveyed: Together with all rights title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

Richard Klass, Esq., Referee, SAIBER LLC, *Attorneys for Plaintiff*, 265 Sunrise Highway, Suite 50, Rockville Centre, New York 11570, (646) 532-4646. Location of Property to be Foreclosed: 87 PIONEER STREET, BROOKLYN, NEW YORK 11231