

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1, A DELAWARE REGISTERED PARTNERSHIP, Plaintiff, vs. SJP REALTY HOLDINGS LLC, Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 6, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on December 5, 2024 at 2:30 p.m., premises known as 439 East 21<sup>st</sup> Street, Brooklyn, NY 11226. 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 5164 and Lot 61. Approximate amount of judgment is \$1,517,104.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #511890/2021.

Jeffrey H. Schwartz, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff

Firm File No.: 201600-2