

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, NYCTL 2019-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2019-A TRUST, Plaintiff, vs. 54 GREENE AVENUE JV, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated November 17, 2022 and duly entered on December 15, 2022, and an Order duly dated on October 3, 2024 and duly entered October 24, 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 June 12, 2025 at 2:30 p.m., premises known as 54 Greene Avenue, Brooklyn, NY 11238. 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 1958 and Lot 19. Approximate amount of judgment is \$215,190.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #522505/2020.

Gregory Cerchione, Esq., Referee

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