

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2020-2, Plaintiff, vs. RUEBEN ZULAUF AKA RUEVEN ZULAUF, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 1, 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 January 16, 2025 at 2:30 p.m., premises known as 1312 Myrtle Avenue, Brooklyn, NY 11221. 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 3255 and Lot 19. Approximate amount of judgment is \$1,002,448.69 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #522549/2023.

Jeffrey H. Schwartz, Esq., Referee

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

Firm File No. 230941-1