

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-SB45, Plaintiff, vs. 1140 REALTY GROUP LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 27, 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 23, 2025 at 2:30 p.m., premises known as 1140 Bushwick 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 3366 and Lot 41. Approximate amount of judgment is \$2,800,524.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #521517/2023.

Jeffrey Miller, Esq., Referee

McCarter & English, LLP, 250 W 55th Street, 13th Floor, New York, New York 10019, Attorneys for Plaintiff