

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. RAFAEL GUZMAN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 25, 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 December 12, 2024 at 2:30 p.m., premises known as 835 Knickerbocker Avenue, Brooklyn, NY 11207. 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 3425 and Lot 7. Approximate amount of judgment is \$827,624.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #536286/2022.

Paul B. Groman, Esq., Referee

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

Firm File No.: 221299-1