

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2021-A TRUST, Plaintiff, vs. HAPPY ENTERPRISE LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly dated on September 3, 2024 and duly entered on September 19, 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 953 42nd Street, Brooklyn, NY 11219. 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 5590 and Lot 59. Approximate amount of judgment is \$46,811.53 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #532882/2022.

Anthony Vaughn, Jr., Esq., Referee

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