

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

RREF IV-D SN PORTFOLIO, LLC,

Plaintiff,

-against-

228 MANHATTAN LLC, 331 MELROSE LLC,
LOCATION REALTY LLC, PERL WEISZ,
THE NEW YORK CITY DEPARTMENT OF
FINANCE, THE CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD,
THE NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,
and "JOHN DOE #1" through "JOHN DOE #20," the
twenty names being fictitious and unknown to the
Plaintiffs, the person or parties intended being the
tenants, occupants, persons or corporations, if any,
having or claiming an interest in lien upon the
premises,

Defendants.

Index No. 524532/2023

Hon. Lawrence Knipel, J.S.C.

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 18, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on December 12, 2024 at 2:30 p.m.

PARCEL I:

situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Manhattan Avenue, (formerly Ewen Street), distant 74 feet northerly from the corner formed by the intersection of the easterly side of Manhattan Avenue with the northerly side of Maujer Street (later Remsen Street); being a plot 100 feet by 25 feet by 100 feet by 25 feet.

Block: 2788 Lot: 4. Said premises known as 228 MANHATTAN AVENUE, BROOKLYN, NY

PARCEL II:

situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the northwesterly side of Melrose Street, distant 275 feet, southwesterly from the corner formed by the intersection of the northwesterly side of Melrose Street with the southwesterly side of Knickerbocker Avenue; being a plot 25 feet by 100 feet by 25 feet by 100 feet.

Block: 3158 Lot: 43 Said premises known as 331 MELROSE STREET, BROOKLYN, NY

PARCEL III:

situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Bedford Avenue, distant 80 feet more or less southerly from the corner formed by the intersection of the easterly side of Bedford Avenue with the southerly side of Putnam Avenue which point is opposite a party wall; being a plot 80 feet by 20 feet by 80 feet by 20.

Block: 1827 Lot: 6. Said premises known as 1175 BEDFORD AVENUE, BROOKLYN, NY

Approximate amount of lien \$10,309,599.59 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

MICHAEL D. BENJAMIN, ESQ., Referee

Dated: New York, New York
December 2, 2024

HOLLAND & KNIGHT LLP

By: /s/ Stacey A. Lara
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Stacey A. Lara
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