

NOTICE OF SALE SUPREME COURT KINGS COUNTY

HALBERSTAM ASSETS LLC, Plaintiff against

MYRTLE HOUSING USA LLC, et al Defendant(s)

Attorney for Plaintiff(s) Berg & David PLLC, 372 Doughty Blvd Suite E, Inwood, NY 11096.

Pursuant to a Judgment of Foreclosure and Sale entered July 24, 2025, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on October 23, 2025 at 2:30 PM. Premises known as 782 Myrtle Avenue, Unit C1, Brooklyn, NY 11206 and 782 Myrtle Avenue, Unit R1, Brooklyn, NY 11206. Block 1754 Lot 1401 and 1402. The Condominium Unit (The Unit) known as and designated as Unit No. C1 and R1 situate in the building designated as The 782 Myrtle Avenue Condominium, a condominium, in the Declaration establishing a Plan for Condominium ownership of said premises under Article 9-B of Real Property Law of the State of New York. Together with an undivided 30% interest (as to Unit C1) and 70% interest (as to Unit R1) in the Common Elements. Approximate Amount of Judgment is \$3,751,225.47 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 522013/2024.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Michael Benjamin, Esq., Referee

File # 522013-2024