

NOTICE OF SALE SUPREME COURT KINGS COUNTY

MTGLQ INVESTORS, L.P., Plaintiff against

JAMES E. BROWN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered January 6, 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 726 East 45th St, Brooklyn, NY 11203. Block 4961 Lot 15. 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. Approximate Amount of Judgment is \$465,531.09 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 512373/2014. Cash will not be accepted at the sale.

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.

Helene Blank, Esq., Referee

File # 2296-004741