

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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MASPETH FEDERAL SAVINGS AND LOAN
ASSOCIATION,

Plaintiff,

Index No. 535919/2022

- against -

NOTICE OF SALE

2446 EAST 1ST LLC, et al.,

Defendants.

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TO:

2446 East 1st LLC
2540 East 1st Street
Brooklyn, NY 11223

NYC Dept of Finance
66 John Street, Room 104
New York, NY 10038

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Brooklyn, NY 11223

Steven Parker
2446 East 1st Street
Brooklyn, NY 11223

Yuriy Abrashevska
2446 East 1st Street
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NYS Dept. of Taxation & Finance
WA Harriman Campus, Bldg 9
Albany, NY 12227

Sara Luce
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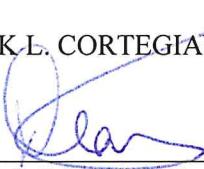
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Dated: December 10, 2025

MARK L. CORTEGIANO, ESQ.



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SUPREME COURT - COUNTY OF KINGS.

MASPETH FEDERAL SAVINGS AND LOAN ASSOCIATION, Plaintiff -against- 2446 EAST 1ST LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 7, 2023, 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 Thursday, January 15, 2026 at 2:30 p.m. premises 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 westerly side of East 1st Street, distant 300 feet northerly from the corner formed by the intersection of the westerly side of East 1st Street with the northerly side of Avenue Y; being a plot 100 feet by 20 feet by 100 feet by 20 feet. Block: 7196 Lot: 26 Said premises known as 2446 EAST 1ST STREET, BROOKLYN, NY 11223

Approximate amount of lien \$732,220.85 plus interest & costs.

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

Index Number 535919/2022.

ANGELYN D. JOHNSON, ESQ., Referee

Law Office of Mark L. Cortegiano, Esq.

Attorney(s) for Plaintiff

65-12 69th Place, Middle Village, NY 11379

{* HAMODIA *}