

NOTICE OF SALE

EMERALD CREEK CAPITAL 3, LLC, Plaintiff v. 115 UNDERHILL AVENUE LLC, SERABJIT SINGH MALHOTRA, AMG HOLDING GROUP, LTD., THE MANAGEMENT GROUP OF BROOKLYN, INC., MICHAEL ANDREWS, EMILY BREUER, CRAIG COLFELT, PAUL GALLI, ANNE GAUDET, LITTLE WING LEE, A10 CAPITAL LLC, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, Defendants, Index No. 502145/2025. Pursuant to a Final Judgment of Foreclosure and Sale dated October 6, 2025, which was duly entered in the above-titled action and filed in the Office of the Kings County Clerk on October 10, 2025 (the "Judgment"), I, the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 224 of the Kings County Supreme Court, located at 360 Adams Street, Brooklyn, New York 11201, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Thursday, December 4, 2025, at 2:30 p.m. The premises therein described are located at 115 Underhill Avenue a/k/a 115A Underhill Avenue, Brooklyn, also designated as Section 4, Block 1153, Lot 4, as shown on the Brooklyn County Tax Map, together with the buildings, improvements, fixtures, machinery, equipment, personality and other rights or interests of any kind or nature located thereon, and more particularly described in the Judgment.

The premises will be sold subject to the provisions of the filed Judgment, Index No. 502145/2025, and the Terms of Sale, all of which are available from plaintiff's counsel upon request.

The approximate amount of the Judgment, for the property referred to therein, is \$3,353,618.10, plus interest and costs, as provided in the Judgment. The successful bidder will be required to deposit 10% of the bid by certified or official bank check, unendorsed, made payable to the Referee.

Jeffrey Schwartz, Esq., Referee (718) 434-0211

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1405, Attention: Stephen B. Selbst, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS-----x
EMERALD CREEK CAPITAL 3, LLC,

:

Plaintiff,

: Index No. 502145/2025

vs.

: **AFFIDAVIT OF SERVICE**115 UNDERHILL AVENUE LLC, SERABJIT SINGH
MALHOTRA, AMG HOLDING GROUP, LTD., THE
MANAGEMENT GROUP OF BROOKLYN, INC.,
MICHAEL ANDREWS, EMILY BREUER, CRAIG
COLFELT, PAUL GALLI, ANNE GAUDET, LITTLE
WING LEE, A10 CAPITAL LLC, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NEW
YORK CITY TRANSIT ADJUDICATION BUREAU,
NEW YORK CITY DEPARTMENT OF FINANCE,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE,

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Defendants.

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STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

Derick Nedd, being duly sworn, deposes and says:

That deponent is not a party to the action, is over eighteen years of age and resides at

Kings County, New York.

That on this day November 6, 2025, deponent served the within **Notice of Sale** on:

115 UNDERHILL AVENUE LLC 43 East 16 th Street Brooklyn, New York 11226 Attention: Serabjit Singh Malhotra (via First Class Mail)	Jeffrey H. Schwartz 62 Waldorf Court, Suite B Brooklyn, NY 11230 <i>Court-Appointed Referee</i> (via First Class Mail)
AMG HOLDING GROUP, LTD. 43 East 16 th Street Brooklyn, NY 11226 (via First Class Mail)	SERABJIT SINGH MALHOTRA 43 East 16 th Street Brooklyn, NY 11226 (via First Class Mail)

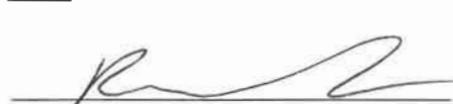
ANNE GAUDET 43 East 16 th Street Brooklyn, New York 11226 <i>(via First Class Mail)</i>	THE MANAGEMENT GROUP OF BROOKLYN, INC. 43 East 16 th Street Brooklyn, NY 11226 <i>(via First Class Mail)</i>
LITTLE WING LEE 115 Underhill Ave, Apt #3 Brooklyn, NY 11238 <i>(via First Class Mail)</i>	PAUL GALLI 115 Underhill Ave, Apt #3 Brooklyn, NY 11238 <i>(via First Class Mail)</i>
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD 66 John Street, 2 nd Floor New York, NY 10038 <i>(via First Class Mail)</i>	A10 CAPITAL LLC 800 West Main Street, Suite 1100 Boise, ID 83702 <i>(via First Class Mail)</i>
NEW YORK CITY DEPARTMENT OF FINANCE 100 Church Street New York, NY 10007 <i>(via First Class Mail)</i>	NEW YORK CITY TRANSIT ADJUDICATION BUREAU 29 Gallatin Place Brooklyn, NY 11201 <i>(via First Class Mail)</i>
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE Attn: Office of Counsel W.A. Harriman Campus Albany, New York 12227 <i>(via First Class Mail)</i>	

the address designated for that purpose by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State.



Derick Nedd

Sworn to before me this
6th of November 2025



Notary Public

REDON SHEHAJ
 Notary Public, State of New York
 No. 01SH6421669
 Qualified in Richmond County
 My Commission Expires September 7, 2020