

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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BRICK FLATBUSH CAPITAL LLC,

Plaintiff,

-against-

423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC; JOHN C. GRAY a/k/a JOHN GRAY; CRIMINAL COURT OF THE CITY OF NEW YORK; NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT; NEW YORK STATE DIVISION OF HOUSING; THE CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT AUTHORITY, TRANSIT ADJUDICATION BUREAU; THE CITY OF NEW YORK, DEPARTMENT OF TRANSPORTATION, PARKING VIOLATIONS BUREAU; THE STATE OF NEW YORK; THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE); and CITY OF NEW YORK,

Defendants.
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Index No. 530166/2022

NOTICE OF SALE

Hon. Lawrence Knipel, JSC

Pursuant to a Judgment of Foreclosure and Sale dated September 10, 2025, filed with the County Clerk, Kings County on September 12, 2025 and entered on September 15, 2025, I, the Referee appointed therein, will sell in one parcel at public auction at the Kings County Supreme Courthouse, located at 360 Adams Street, Room 224, Brooklyn, New York 11201 on November 13, 2025 at 2:30 p.m., premises known as 647 Flatbush Avenue, Brooklyn, New York 11225 (Block 5042, Lot 6) (the "Premises"). As of April 11, 2025, the approximate amount of Judgment was \$1,393,794.15, plus interest, costs, legal fees, and any advances.

The Premises are further described on Schedule A annexed hereto and the publication notice is annexed hereto as Schedule B. Premises will be sold subject to the provisions of the filed and entered Judgment, Index No. 530166/2022.

Dated: October 15, 2025

ROBERT HOWE, ESQ., as Referee
251 86th Street
Brooklyn, New York 11209

ABRAMS GARFINKEL MARGOLIS BERGSON, LLP,
Attorneys for Plaintiff
1430 Broadway, 8th Floor
New York, New York 10018

To: Robert Howe, Esq., as Referee (via First Class Mail)
251 86th Street
Brooklyn, New York 11209

Julio E. Portillo, Esq. (Via NYSCEF)
Attorney for 423 Flatbush LLC a/k/a 423 Flatbush, LLC and
John C. Gray a/k/a John Gray

John C. Gray a/k/a John Gray (via NYSCEF)

John C. Gray a/k/a John Gray (via First Class Mail)
423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC
423 Lincoln Place, Apt. 4
Brooklyn, New York 11238

John C. Gray a/k/a John Gray (via First Class Mail)
423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC
423 Lincoln Place
Brooklyn, New York 11238

John C. Gray a/k/a John Gray (via First Class Mail)
423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC
163 Eastern Parkway, E5
Brooklyn, New York 11238

John C. Gray a/k/a John Gray (via First Class Mail)
423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC
863 Classon Avenue, E5
Brooklyn, New York 11238

John C. Gray a/k/a John Gray (via First Class Mail)
423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC
647 Flatbush Avenue
Brooklyn, New York 11225

TENANT (via First Class Mail)
647 Flatbush Avenue
Brooklyn, New York 11225

Supreme Court, Kings County Foreclosure Department (via email and NYSCEF)
(360ASupremeCivilForeclosure@nycourts.gov)

All other appearing defendants and attorneys (via NYSCEF)

SCHEDULE A**SCHEDULE A
DESCRIPTION****Block 5042 and Lot 6**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Block 5042 and Lot 6 on the Kings County Tax Assessment Map, bounded and described as follows:

BEGINNING at a point on the Easterly side of Flatbush Avenue, distant 119 feet 3 1/2 inches Southerly from the corner formed by the intersection of the Easterly side of Flatbush Avenue with the Southerly side of Fenimore Street;

RUNNING THENCE Easterly parallel with Fenimore Street and part of the distance through a party wall, 112 feet;

THENCE Southerly and parallel with Flatbush Avenue, 32 feet 3 inches to the land of Tabor at a point 100 feet North of Hawthorne Street measured on line drawn at right angles thereto;

THENCE Westerly parallel with Hawthorne Street and along the land of Tabor, 112 feet to the Easterly side of Flatbush Avenue;

THENCE Northerly along the Easterly side of Flatbush Avenue, 32 feet 2 1/4 inches to the point or place of BEGINNING.

Premises known as 647 Flatbush Avenue, Brooklyn, New York 11225

SCHEDULE B

SUPREME COURT - COUNTY OF KINGS.

BRICK FLATBUSH CAPITAL LLC, Plaintiff -against- 423 FLATBUSH LLC a/k/a 423 FLATBUSH, LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 10, 2025 and entered on September 12, 2025, 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 November 13, 2025 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 easterly side of Flatbush Avenue, distant 119 feet 3 1/2 inches southerly from the corner formed by the intersection of the easterly side of Flatbush Avenue with the southerly side of Fenimore Street; being a plot 112 feet by 32 feet 3 inches by 112 feet by 32 feet 2 1/4 inches. Block: 5042 Lot: 6

Said premises known as 647 FLATBUSH AVENUE, BROOKLYN, NY

Approximate amount of lien \$1,393,794.15 plus interest & costs.

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

Index Number 530166/2022.

ROBERT HOWE, ESQ., Referee

Abrams Garfinkel Margolis Bergson, LLP

Attorney(s) for Plaintiff

1430 Broadway, 8th Floor, New York, NY 10018

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