

NOTICE OF SALE SUPREME COURT KINGS COUNTY

1SHARPE OPPORTUNITY INTERMEDIATE TRUST, Plaintiff against

537 KNICKERBOCKER ENTERPRISES LLC, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered April 17, 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 July 10, 2025 at 2:30 PM. Premises known as 537 Knickerbocker Avenue, Brooklyn, New York 11221. Block 3326 Lot 2. 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, State of New York. Approximate Amount of Judgment is \$6,063,242.79 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 502383/2022.

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.

Bartholomew Russo, Esq., Referee

File # 21-0264