

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

KEARNY BANK, Plaintiff, - against – DITMARS EQUITIES LLC and MICHAEL ISRAEL, Defendants.

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 7, 2024, I, the undersigned Referee, will sell at public auction at the Courthouse of the Kings County Supreme Court, 360 Adams Street, Room 224, Brooklyn, New York 11201 on January 8, 2026 at 2:30 p.m., premises known as 34 & 36 Ditmars Street, Brooklyn, New York 11221. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Kings, County of Kings, City and State of New York, Block 3194 and Lots 22 and 23. Approximate amount of Judgment is \$3,765,520.94, plus interest, attorneys' fees and costs. Premises will be sold subject to provisions of filed Judgment Index # 522573/2023. COVID-19 safety protocols will be followed at the foreclosure sale.

Anthony Vaughn, Referee

Sills Cummis & Gross P.C., 101 Park Avenue, 28th Floor, New York, New York 10178, Attorneys for Plaintiff.