

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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PCB BANK f/k/a PACIFIC CITY BANK,

Index No.: 503039/2024

Plaintiff,

NOTICE OF SALE

-against-

Hon. Lawrence Knipel, J.S.C.

TEAM STRAUS MOTORCYCLES INC, LLOYD M
STRAUS JR, NEW YORK CITY DEPARTMENT OF
FINANCE, NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,

Mortgaged Property:
1643 Utica Avenue
Brooklyn, New York 11234

Defendants.

County: Kings
Block-Lot: 7754-33

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Pursuant to a Judgment of Foreclosure and Sale dated July 2, 2025 and duly entered in the above-entitled action in the Kings County Clerk's Office on July 17, 2025 (the "Judgment"), Helene Bank, Esq., the Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction to be held at Kings County Supreme Courthouse located at 360 Adams Street, Brooklyn, New York 11201 in Room 224 on September 25, 2025, at 2:30 p.m., the premises described by said Judgment to be sold and therein described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Utica Avenue, distant 180 feet southerly from the corner formed by the intersection of the easterly side of Utica Avenue with the southerly side of Avenue H as shown on said plan:

RUNNING THENCE easterly and parallel with said Avenue H, 100 feet to the centre of the block;

THENCE southerly along said center line and parallel with said Utica Avenue, 20 feet;

THENCE westerly again parallel with said Avenue H, 100 feet to the easterly side of Utica Avenue;

THENCE northerly along the said easterly side of Utica Avenue, 20 feet to the point or place of BEGINNING.

Said mortgaged premises being known in the County of Kings, State of New York, as Block 7754 Lot 33, commonly known as 1643 Utica Avenue Brooklyn, NY 11234 and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to each and every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is the sum of \$463,773.42, plus interest, and Plaintiff's advances, costs and expenses, all due as per the Judgment.

A copy of the terms of sale can be obtained from Robert J. Malatak, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56th Street, New York, New York 10019, telephone (212) 237-1000, attorneys for plaintiff PCB Bank.

Dated: New York, New York
July 30 2025

WINDELS MARX LANE & MITTENDORF, LLP

By: /s/ Robert J. Malatak
Robert J. Malatak
156 West 56th Street
New York, New York 10019
Tel.: 212) 237-1000
Attorneys for Plaintiff

TO: **TEAM STRAUS MOTORCYCLES INC**
1643 Utica Avenue
Brooklyn, New York 11234

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Garner, North Carolina 27529

LLOYD M STRAUS JR
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Morganville, New Jersey 07751

NEW YORK CITY DEPARTMENT OF FINANCE
59 Maiden Lane
New York, New York 10038

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
Attn: Office of Counsel
Building 9
W A Harriman Campus
Albany, New York 12227

HELENE BANK, ESQ.
Blank & Star PLLC
387 New Lots Avenue
Brooklyn, New York 11207
Referee