

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK - KINGS COUNTY

MOUNT EDEN ASSET MANAGEMENT INC.,

Plaintiff

v.

ERMAJO LLC; MARYSE A. COSTANTINO A/K/A MARYSE COSTANTINO;
ERMINIA COSTANTINO; ET AL.,

Defendant(s)

Index No. 512092/2024

NOTICE IS HEREBY GIVEN pursuant to a Judgment of Foreclosure and Sale dated July 2, 2025 and entered/filed in the Office of the Clerk of the County of Kings on July 11, 2025, wherein MOUNT EDEN ASSET MANAGEMENT INC., is the Plaintiff and ERMAJO LLC; MARYSE A. COSTANTINO A/K/A MARYSE COSTANTINO; ERMINIA COSTANTINO ET AL., are the Defendants.

I, the undersigned Referee will sell at a public auction in Room 224 of KINGS COUNTY SUPREME COURT, 360 ADAMS STREET, BROOKLYN, NEW YORK 11201 on SEPTEMBER 11, 2025 at 2:30 PM, Premises known as 492 3rd STREET, BROOKLYN, NEW YORK 11215, BLOCK: 983; LOT: 33, 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, City and State of New York. Approximate **Amount of Judgment is \$1,478,158.16, plus interest, fees, and costs.** Premises will be sold subject to the terms and conditions and provisions of filed Judgment and Terms of Sale under Index No. 512092/2024

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce all auction rules. The Referee shall enforce any rules in accordance with Covid-19 guidelines, including but not limited to, facial coverings and social distancing. The Referee will only accept bank check(s) or certified check(s) made payable to the Referee. The Referee will not accept cash, personal checks or double-endorsed checks. *LOCATION OF SALE SUBJECT TO CHANGE IN ACCORDANCE WITH THE COURT/CLERK DIRECTIVES.

ANTHONY VAUGHN, JR. ESQ., REFEREE.

THOMPSON LAW GROUP, P.C., Attorneys for Plaintiff, 190 Jericho Turnpike, Mineola, New York 11501.