

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS-----X
BIL-MAN ASSET MANAGEMENT,

Index No. 532838/2021

Plaintiff,

-against-

NOTICE OF SALE

162 UTICA AVE, INC., ORVILLE L. SUDLOW, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, "JANE" SUDLOW [REFUSED FIRST NAME], FAMILY MEMBER, as JOHN DOE No. 1, "JANE" SUDLOW [REFUSED FIRST NAME], FAMILY MEMBER, as JOHN DOE No. 2, "JANE" SUDLOW [REFUSED FIRST NAME], as JOHN DOE No. 3, "JOHN DOE" [REFUSED NAME], as JOHN DOE No. 4, "JOHN DOE" [REFUSED NAME], as JOHN DOE No. 5, "JANE" COLLINS [REFUSED FIRST NAME] as JOHN DOE No. 6, "JOHN DOE" [REFUSED NAME] as JOHN DOE No. 7, "JOHN DOE" [REFUSED NAME] as JOHN DOE No. 8, "JANE DOE" [REFUSED NAME] as JOHN DOE No. 9, PLUSH BARBER SHOP as JOHN DOE No. 10, "JANE" BROOKS [REFUSED FIRST NAME], CO-RESIDENT as JOHN DOE No. 11, "JANE" BROOKS [REFUSED FIRST NAME], as JOHN DOE No. 12, "JANE" BROOKS [REFUSED FIRST NAME], CO-RESIDENT as JOHN DOE No. 13, JANE" BROOKS [REFUSED FIRST NAME], CO-RESIDENT as JOHN DOE No. 14,

Defendants.

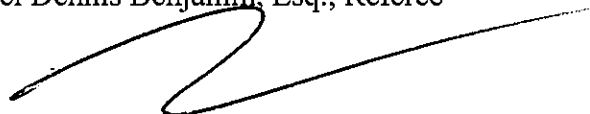
-----X

Pursuant to the Judgment of Foreclosure and Sale (the "Judgment") dated July 3, 2023, and entered on July 18, 2023, in the above entitled action, 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 **March 6, 2025 at 2:30 P.M.**, (the “Foreclosure Auction”) premises known as 162 Utica Avenue, Brooklyn, NY 11213 (Block: 1360; Lot: 58) (the “Property”) and described in Schedule “A” annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$1,236,791.00, plus accrued interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Michael Dennis Benjamin, Esq., Referee



Kriss & Feuerstein LLP
Attorneys for Plaintiff
360 Lexington Avenue, Suite 1200
New York, New York 10017
(212) 661-2900

SCHEDULE A

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, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Utica Avenue (70' wide) distant 22' 9 1/2" northerly from the corner formed by the intersection of the westerly side of Utica Avenue with the northerly side of Prospect Place;

RUNNING THENCE westerly parallel with the northerly side of Prospect Place 90 feet;

THENCE northerly parallel with the westerly side of Utica Avenue 27 feet;

THENCE easterly again parallel with the northerly side of Prospect Place and part of the distance through a party wall 90 feet to the westerly side of Utica Avenue;

AND THENCE southerly along the westerly side of Utica Avenue 27' to the point or place of BEGINNING.
