

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS-----X
FULTON LEX CLASSON, LLC,

Index No. 532344-2022

Plaintiff,

-against-

NOTICE OF SALE

J.J. FULTON REALTY CORP., 451 CLASSON CORP., NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, "JOHN DOE #1" through "JOHN DOE #100", the last hundred names being fictitious and unknown to the plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the mortgaged premises described in the complaint,

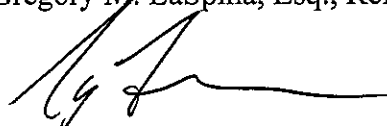
Defendants.

-----X

Pursuant to the Consent Judgment of Foreclosure and Sale (the "Judgment") dated March 14, 2025, and entered on March 25, 2025, 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, New York 11201, on **May 22, 2025, at 2:30 P.M.**, (the "Foreclosure Auction") premises known as (i) 701-703 Fulton Street, Brooklyn, New York 11217 (Block: 2097 Lot(s): 83 and 84) (the "Fulton Property" and/or "Parcel IIF"), (ii) 451 Classon Avenue, Brooklyn, New York 11238 (Block: 1973 Lot: 1) (the "Classon Property" and/or "Parcel I"), and (iii) 173 Lexington Avenue, Brooklyn, New York 11216 (Block: 1968 Lot: 43) (the "Lexington Property" and/or "Parcel II" and together with the Fulton Property and the Classon Property, collectively, the "Properties") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$15,207,242.97, plus accrued interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Gregory M. LaSpina, Esq., Referee

A handwritten signature in black ink, appearing to read 'G. LaSpina', written over a horizontal line.

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

SCHEDULE APARCEL III

761 Fulton Street
Brooklyn, New York
Block: 2097
Lot: 64

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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of St. Felix Street with the northeasterly side of Fulton Street;

RUNNING THENCE northerly along the easterly side of St. Felix Street, 39 feet 3 inches;

THENCE easterly at right angles to St. Felix Street part of the distance through a party wall, 70 feet;

THENCE southerly parallel with St. Felix Street, 6 feet 6 inches;

THENCE westerly at right angles to St. Felix Street, 10 feet;

THENCE southerly parallel with St. Felix Street, 4 feet;

THENCE southwesterly on a line forming an interior angle of 126 degrees 52 minutes 22 seconds with the last mentioned course, 19 feet 0 inches;

THENCE southwesterly at right angles to Fulton Street, part of the distance through a party wall, 49 feet 4 inches to the northeasterly side of Fulton Street;

THENCE northwesterly along the northeasterly side of Fulton Street, 18 feet to the corner, the point or place of BEGINNING.

SCHEDULE APARCEL III

703 Fulton Street
Brooklyn, New York
Block: 2097
Lot: 83

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, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Fulton Street distant 18 feet southeasterly from the corner formed by the intersection on the northeasterly side of Fulton Street with the easterly side of St. Felix Street;

THENCE northeasterly at right angles to Fulton Street and part of the distance through a party wall 49 feet 4 inches;

THENCE northeasterly on a line forming an interior angle of 157 degrees 15 minutes 21 seconds with the last mentioned course, 19 feet;

THENCE northerly parallel with St. Felix Street, 4 feet;

THENCE easterly at right angles to St. Felix Street, 10 feet;

THENCE southerly parallel with St. Felix Street, 15 feet, 3 inches;

THENCE southwesterly at right angles to Fulton Street and part of the distance through a party wall 63 feet 8 inches to northeasterly side of Fulton Street;

THENCE northwesterly along northeasterly side of Fulton Street, 22 feet to point or place of BEGINNING.

SCHEDULE APARCEL I

451 Classon Avenue
Brooklyn, New York
Block: 1973
Lot: 1

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, bounded and described as follows:

BEGINNING at a point formed by the intersection of the northerly side of Gates Avenue with the easterly side of Classon Avenue;

THENCE northerly along the easterly side of Classon Avenue, 17 feet 11 inches;

THENCE easterly parallel with Gates Avenue and part of the distance through a party wall, 70 feet;

THENCE westerly along the northerly side of Gates Avenue 70 feet, to the easterly side of Classon Avenue, the point or place of BEGINNING.

SCHEDULE APARCEL II

173 Lexington Avenue
Brooklyn, New York
Block: 1968
Lot: 43

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 northerly side of Lexington Avenue distant 169 feet 5 inches westerly from the corner formed by the intersection of the northerly side of Lexington Avenue with the westerly side of Bedford Avenue;

RUNNING THENCE northerly parallel with the westerly side of Bedford Avenue 100 feet 0 inches;

THENCE westerly parallel with the northerly side of Lexington Avenue 25 feet 0 inches;

THENCE southerly parallel with the westerly side of Bedford Avenue 100 feet 0 inches to the northerly side of Lexington Avenue;

AND THENCE easterly along the northerly side of Lexington Avenue 25 feet 0 inches to the point or place of BEGINNING.
