

NOTICE OF SALE

SUPREME COURT. COUNTY OF KINGS. ADVEST SHORT DURATION REAL ESTATE FUND I LLC, Pltf. vs. 448A 17TH STREET LLC, et al, Defts. Index #520002/2023. Pursuant to judgment of foreclosure and sale entered Dec. 9, 2024, I will sell at public auction in Room 224 of the Kings County Supreme Court, 360 Adams St., Brooklyn, NY on April 3, 2025 at 2:30 p.m. premises k/a 448 A 17th Street, Brooklyn, NY 11215 a/k/a Block 876, Lot 13. Said property beginning at a point on the southerly side of Seventeenth Street distant 87 ft. 6 inches easterly from the southeasterly corner of Seventeenth Street and Eighth Avenue, being a plot 100 ft. x 12 ft. 6 inches. Approximate amount of judgment is \$727,458.43 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. SCOTT H. SILLER, Referee. HILL WALLACK LLP, Attys. for Pltf., 261 Madison Avenue, 9th Fl., Ste. 940, New York, NY 10016. File No. 025615-00001 - #102112