

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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SACHEM CAPITAL CORP.,

INDEX NO. 515764/2023

Plaintiff,

NOTICE OF SALE

-against-

273 E 40TH LLC; MARK ADENIJI, AS
PERSONAL GUARANTOR,

Mortgage Premises:

273 East 40th Street
Brooklyn, NY 11203

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **273 East 40th Street Brooklyn, NY 11203**, directed to be sold on **May 1, 2025 at 2:30 p.m.**, at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201, in connection with the above captioned foreclosure action.

Dated: April 15, 2025

New York, New York

GREENSPOON MARDER LLP

Attorneys for Plaintiff

By: /s/Angelo A. Regina, Esq.

Angelo A. Regina, Esq.

1345 Avenue of the Americas, Suite 2200

New York, NY 10105

P: 212.524.5000

Copies To:

**273 E 40TH LLC
187 WOLF ROAD, SUITE 101
ALBANY, NY 12205**

**MARK ADENIJI, AS PERSONAL GUARANTOR
11126 204TH STREET
SAINT ALBANS, NY 11412**

&

**MARK ADENIJI, AS PERSONAL GUARANTOR
273 EAST 40TH STREET
BROOKLYN, NY 11203**

**MICHAEL BENJAMIN, ESQ.
COURT APPOINTED REFEREE
249 E 71ST STREET
BROOKLYN, NY 11234**

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, SACHEM CAPITAL CORP., Plaintiff, vs. 273 E 40TH LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 25, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on May 1, 2025, at 2:30 p.m., premises known as 273 East 40th Street, Brooklyn, NY 11203. 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, Block 4894 and Lot 55. Approximate amount of judgment is \$584,470.84 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #515764/2023.

Michael Benjamin, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff