

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

RREF IV-D SN PORTFOLIO, LLC,

Plaintiff,

-against-

228 MANHATTAN LLC, 331 MELROSE LLC,  
LOCATION REALTY LLC, PERL WEISZ,  
THE NEW YORK CITY DEPARTMENT OF  
FINANCE, THE CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD,  
THE NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE,  
and “JOHN DOE #1” through “JOHN DOE #20,” the  
twenty names being fictitious and unknown to the  
Plaintiffs, the person or parties intended being the  
tenants, occupants, persons or corporations, if any,  
having or claiming an interest in lien upon the  
premises,

Defendants.

Index No. 524532/2023

Hon. Lawrence Knipel, J.S.C.

**NOTICE OF SALE**

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated September 18, 2024, 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 December 12, 2024 at 2:30 p.m.

**PARCEL I:**

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 easterly side of Manhattan Avenue, (formerly Ewen Street), distant 74 feet northerly from the corner formed by the intersection of the easterly side of Manhattan Avenue with the northerly side of Maujer Street (later Remsen Street); being a plot 100 feet by 25 feet by 100 feet by 25 feet.

Block: 2788 Lot: 4. Said premises known as 228 MANHATTAN AVENUE, BROOKLYN, NY

**PARCEL II:**

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 northwesterly side of Melrose Street, distant 275 feet, southwesterly from the corner formed by the intersection of the northwesterly side of Melrose Street with the southwesterly side of Knickerbocker Avenue; being a plot 25 feet by 100 feet by 25 feet by 100 feet.

Block: 3158 Lot: 43 Said premises known as 331 MELROSE STREET, BROOKLYN, NY

**PARCEL III:**

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 easterly side of Bedford Avenue, distant 80 feet more or less southerly from the corner formed by the intersection of the easterly side of Bedford Avenue with the southerly side of Putnam Avenue which point is opposite a party wall; being a plot 80 feet by 20 feet by 80 feet by 20.

Block: 1827 Lot: 6. Said premises known as 1175 BEDFORD AVENUE, BROOKLYN, NY

Approximate amount of lien \$10,309,599.59 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

MICHAEL D. BENJAMIN, ESQ., Referee

Dated: New York, New York  
December 2, 2024

**HOLLAND & KNIGHT LLP**

By: /s/ Stacey A. Lara  
Keith M. Brandofino  
Stacey A. Lara  
Maryanne Pedersen  
Attorneys for Plaintiff  
*RREF IV-D SN PORTFOLIO, LLC*  
787 Seventh Avenue, 31<sup>st</sup> fl.  
New York, New York 10019  
(212) 751-3001  
[keith.brandofino@hklaw.com](mailto:keith.brandofino@hklaw.com)  
[stacey.lara@hklaw.com](mailto:stacey.lara@hklaw.com)  
[maryanne.pedersen@hklaw.com](mailto:maryanne.pedersen@hklaw.com)

TO:

**Via Overnight Mail and First Class Mail**

Ariel S. Farkas, Esq.  
16 Waverly Avenue, 2<sup>nd</sup> Floor  
Brooklyn, New York 11206  
(718) 243-0700 ext. 102  
Attorney for Defendants  
*228 MANHATTAN LLC, 331 MELROSE LLC,  
LOCATION REALTY LLC and PERL WEISZ*

Adrea J. Caruso, Esq.  
Schwartz Sladkus Reich Greenberg Atlas LLP  
444 Madison Avenue  
New York, New York 10022  
(212) 743-7000  
*Attorney for Defendants  
228 MANHATTAN LLC, 331 MELROSE LLC,  
LOCATION REALTY LLC and PERL WEISZ*

228 MANHATTAN LLC  
c/o CW Realty Group  
16 Waverly Avenue  
Brooklyn, New York 11206

228 MANHATTAN LLC  
228 Manhattan Avenue  
Brooklyn, New York 11206

331 MELROSE LLC  
c/o CW Realty Group  
16 Waverly Avenue  
Brooklyn, New York 11206

331 MELROSE LLC  
331 Melrose Street  
Brooklyn, New York 11237

LOCATION REALTY LLC  
c/o CW Realty Group  
16 Waverly Avenue  
Brooklyn, New York 11206

LOCATION REALTY LLC  
1175 Bedford Avenue  
Brooklyn, New York 11216

PERL WEISZ  
c/o CW Realty Group  
16 Waverly Avenue  
Brooklyn, New York 11206

**Via First Class Mail**

The New York City Department of Finance  
Defendant  
100 Church Street  
New York, New York 10017

The City of New York Environmental Control Board  
Defendant  
100 Church Street  
New York, New York 10017

The New York State Department of Taxation and Finance  
Defendant  
Harriman Campus Road, Building # 9  
Albany, New York 12227

Michael Benjamin, Esq.  
Referee  
2429 E 71st Street  
Brooklyn, New York 11234-6513

**Via Overnight Mail (only)**

Foreclosure Department  
Supreme Court of the State of New York, Kings County  
360 Adams Street  
Brooklyn, New York 11201