

NOTICE OF SALE

SUPREME COURT. KINGS COUNTY. FINWISE BANK, Pltf. vs. 4901 16TH LLC, et al Deft. Index #500832/2024. Pursuant to judgment of foreclosure and sale entered December 20, 2025, I will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, NY on February 20, 2025 at 2:30 p.m. prem. k/a 90 Morton Street, Unit 2, Brooklyn, NY a/k/a Block 2168, Lot 1102. The Condominium Unit (hereinafter referred to as the "Unit") known as Unit No. 2 in Block 2168 Tax Lot 1102 in the Building having a Street Address of 90 Morton Street, being one of the Building comprising Brooklyn Villas Condominium, said Unit being designated and described as Unit No. 2 in the aforesaid building in a certain Declaration dated February 16, 1996 made by Brooklyn Villas, L.P. pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the Condominium Act"), establishing a Plan for Condominium Ownership of the Buildings and land (hereinafter referred to as the "Land") upon which the Building are situate, which Declaration was recorded in the Kings County Office of the Register of the City of New York on April 19, 1996 in Reel 3696 Page 530 (which declaration and any amendments thereto are hereinafter collectively referred to as the "Declaration"). This Unit is also designated as Tax Lot 1102 in Block 2168 of Section 8 of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of the City of New York and the Floor Plans of the Building, Certified by Bricolage Designs, P.C., A.I.A., on February 16, 1996 and filed with the Real Property Assessment Department of the City of New York on the 19th day of April, 1996 as Condominium Plan No. 540 and also filed in the Register's Office as Map No. 5201. Together with an undivided 7.426% interest in the Common Elements as defined in the Declaration. Approximate amount of judgment is \$4,309,720.51 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JEFFREY MILLER, Referee. CERTILMAN BALIN ADLER & HYMAN, LLP, Attys. for Pltf., 100 Motor Parkway, Ste. 560, Hauppauge, NY. #102053