

## NOTICE OF SALE SUPREME COURT KINGS COUNTY

LOAN TRUST, LLC, Plaintiff against

171 LEFFERTS AVENUE, INC.; IRINA GINDINOVA, et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104, Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered January 12, 2024, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on February 13, 2025 at 2:30 PM. Premises known as 14 East 21st Street, Brooklyn, NY 11226. Block 5062 Lot 42. 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, of the City of New York, County of Kings, and State of New York. Approximate Amount of Judgment is \$3,512,709.86 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 526259/2019.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Michael Benjamin, Esq., Referee

File # 22-002935-01