

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----	X	
NORTHEAST BANK,	:	
	:	Index No. 535479/2023
Plaintiff,	:	
	:	(Justice Lawrence Knipel)
v.	:	
	:	NOTICE OF SALE
LAFAYETTE RESIDENCE LLC; MAYER KOHN;	:	
MIRIAM KOHN; ENVIRONMENTAL CONTROL	:	Mortgaged Property:
BOARD BUREAU OF THE CITY OF NEW YORK,	:	556 Lafayette Avenue
	:	Brooklyn, New York
Defendants.	:	Block 1788, Lot 38
-----	X	

Pursuant to a Judgment of Foreclosure and Sale signed by the Honorable Lawrence Knipel, J.S.C. on February 19, 2025, and filed by the King's County Clerk's Office on February 28, 2025 (the "Judgment"), Anthony Vaughn, Esq., the Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction to be held at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, New York 11201, on **May 1, 2025 at 2:30 p.m.**, the premises described by said Judgment to be sold:

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Lafayette Avenue, distant 621 feet 6 inches (621 feet Tax Map) easterly from the corner formed by the intersection of the said southerly side of Lafayette Avenue and the easterly side of Bedford Avenue;

RUNNING THENCE southerly parallel with Bedford Avenue, 100 feet;

THENCE easterly parallel with Lafayette Avenue, 28 feet 06 inches;

THENCE northerly parallel with Bedford Avenue, 100 feet to the said southerly side of Lafayette Avenue;

THENCE along the said southerly side of Lafayette Avenue, 28 feet 06 inches to the point or place of BEGINNING.

Said mortgaged premises is known in the County of Kings, State of New York, as Block: 1788; Lot: 38, commonly known as 556 Lafayette Avenue, Brooklyn, New York, and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to every other term of said Judgment and the terms of sale.

As more particularly described in the Judgment, the amount due as per the Referee's Report is the sum of \$4,578,676.05 with interest, together with advances as provided for in the Note and Mortgage with interest, costs and disbursements of \$1,780.00 with interest, additional allowance of \$400.00 with interest, and attorney fees of \$5,500.00 with interest.

A copy of the terms of sale can be obtained from Mark A. Slama, Esq. or Amanda A. Meehan, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56th Street, 23rd Floor, New York, New York 10019, telephone (212) 237-1000, attorneys for Plaintiff.

Dated: New York, New York
March 17, 2025

WINDELS MARX LANE & MITTENDORF, LLP

By: /s/ Amanda A. Meehan
Amanda A. Meehan

156 West 56th Street
New York, New York 10019
Tel.: (212) 237-1000
Attorneys for Plaintiff

TO: Attached Service List

SERVICE LIST

Avi Rosengarten, Esq.
1707 Avenue M, Fl. 2
Brooklyn, New York 11230
Attorney for Defendants Lafayette Residence, LLC, Mayer Kohn, and Miriam Kohn

Environmental Control Board Bureau
City of New York
66 John Street
New York, New York 10038
Defendant

Harry Horowitz
446 Avenue P
Brooklyn, New York 11223
Court-Appointed Receiver

Anthony Vaughn, Esq.
Law Office of Anthony W. Vaughn, Jr. LLC
300 Cadman Plaza West
One Pierrepont Plaza, 12th Floor
Brooklyn, New York 11201
Court-Appointed Referee