

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, FORETHOUGHT LIFE INSURANCE COMPANY,
Plaintiff, vs. MOTTEL GOLDSTEIN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 8, 2024, I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on January 23, 2025, at 2:30 PM, premises known as 1781 45TH STREET, BROOKLYN, NY 11204. 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: 5404, Lot: 46. Approximate amount of judgment is \$1,869,344.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 509099/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee. **All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term Website:**<https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalforeclosure>

ARTHUR GREIG, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No.

**SCHEDULE A
DESCRIPTION****Block 5404 and Lot 46**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Lot No. 163 in Block 5404, on a certain map entitled "Map of 929 Lots, belonging to Morris Building Company, situated at Kensington Park, Sections 16 and 17, 29th and 30th Wards, Borough of Brooklyn, City of New York, surveyed by R.L. Williams, City Surveyor, March 1899," and filed in the Office of the Register of the County of Kings, July 28th, 1899, as Map No. 1351, bounded and described as follows:

BEGINNING at a point on the Northeasterly side of 45th Street, which point is distant 115 feet 4 inches Northwesterly from the corner formed by the intersection of the Westerly side of West Street n/k/a 18th Avenue with the Northeasterly side of 45th Street;

RUNNING THENCE Northeasterly, at right angles to said Northeasterly side of 45th Street, along the dividing line between Lots Nos. 163 and 164, as shown on said map, 100 feet 2 inches, more or less to the center line of the block;

THENCE Northwesterly along said center line of the block, 20 feet, to the dividing line between Lots Nos. 162 and 163, as shown on said map;

THENCE Southwesterly, along said dividing line, 100 feet 2 inches, more or less, to said Northeasterly side of 45th Street; and

THENCE Southeasterly, along said Northeasterly side of 45th Street, 20 feet, to the point or place of BEGINNING.

Premises known as 1781 45th Street, Brooklyn, New York 11204

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

FORETHOUGHT LIFE INSURANCE COMPANY
Plaintiff(s),

Index No.: 509099/2023

-against-

MOTTEL GOLDSTEIN, et al.

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On December 30th, 2024, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

JOSHUA BRONSTEIN, ESQ.
THE LAW OFFICE OF JOSHUA BRONSTEIN & ASSOCIATES, PLLC
ATTORNEY FOR DEFENDANT
MOTTEL GOLDSTEIN
114 SOUNDVIEW DRIVE
PORT WASHINGTON, NY 11050

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN CAMPUS, THE LOBBY OF BUILDING #9
ALBANY, NY 12227

EFTALI GOLDSTEIN
1781 45TH STREET
BROOKLYN, NY 11204

FRIMY GOLDSTEIN
1781 45TH STREET
BROOKLYN, NY 11204


NAFTALI GOLDSTEIN
1781 45TH STREET
BROOKLYN, NY 11204

SARAH GOLDSTEIN
1781 45TH STREET
BROOKLYN, NY 11204

ARTHUR GREIG, ESQ.
REFEREE
98 RIVERSIDE DR STE 4H
NEW YORK, NY 10024

KINGS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
360 ADAMS STREET
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
1781 45TH STREET
BROOKLYN, NY 11204


Christopher Then

Sworn to before me on this 30th day

of December, 2024


NOTARY PUBLIC

