

NOTICE OF SALE**SUPREME COURT - COUNTY OF KINGS**

VALLEY NATIONAL BANK, Plaintiff -against- 461 6TH AVE LLC, et al., Defendants. Pursuant to a Judgment of Foreclosure and Sale, dated November 22, 2024 and entered on November 27, 2024, I, the undersigned Referee, will sell at public auction in room 224 of the Courthouse of the Supreme Court of Kings County, located at 360 Adams Street, Brooklyn, New York 11201, on February 6, 2025 at 2:30 p.m.

As to Lot 7:

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, bounded and described as follows: BEGINNING at the corner formed by the intersection of the Southeasterly side of Sixth Avenue with the Southwesterly side of 10th Street; RUNNING THENCE Southeasterly along the Southwesterly side of Tenth Street, 90 feet; THENCE Southwesterly parallel with Sixth Avenue, 20 feet; THENCE Northwesterly parallel with Tenth Street, and part of the distance through a party wall, 90 feet to the Southeasterly side of Sixth Avenue; and THENCE Northeasterly along the Southeasterly side of Sixth Avenue, 20 feet to the point or place of BEGINNING. Block: 1018 Lot: 7.

As to Lot 6:

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, bounded and described as follows: BEGINNING at a point on the Easterly side of 6th Avenue distant 20 feet South of the Southeasterly corner of 6th Avenue and 10th Street; RUNNING THENCE Easterly parallel with 10th Street and part of the distance through a party wall, 90 feet; THENCE Southerly parallel with 6th Avenue, 19 feet 11 inches; THENCE Westerly parallel with 10th Street and part of the distance through a party wall, 90 feet to the Easterly side of 6th Avenue; and THENCE Northerly along the Easterly side of 6th Avenue, 19 feet 11 inches to the point or place of BEGINNING. Block: 1018 Lot: 6.

The auction will be conducted in accordance with any applicable COVID-19, social distancing and other public health and safety mandates in effect at the time of sale.

Said premises known as 461 6TH AVENUE, BROOKLYN, NEW YORK 11215 (Lot 7) and 463 6TH AVENUE, BROOKLYN, NEW YORK 11215 (Lot 6).

Approximate amount of lien \$6,912,014.75 plus interest, costs, disbursements, allowances, attorneys' fees, advances and other sums pursuant to the above-referenced Judgment of Foreclosure and Sale.

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

Index Number 502876/2023.

JEFFREY R. MILLER, ESQ., Referee

Windels Marx Lane & Mittendorf, LLP

Attorneys for Plaintiff

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