

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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477 WASHINGTON BRIDGE LLC,

Index No. 538048/2022

Plaintiff,

-against-

477 WASHINGTON AVE., LLC, 135 ST. JAMES
PLACE, LLC, BARRY LEON, M & T REAL ESTATE
TRUST, THE CITY OF NEW YORK DEPARTMENT
OF HOUSING, PRESERVATION AND
DEVELOPMENT, THE NEW YORK CITY
DEPARTMENT OF TRANSPORTATION, THE
ENVIRONMENTAL CONTROL BOARD OF THE
CITY OF NEW YORK,

NOTICE OF SALE

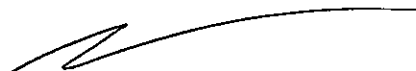
Defendants.

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Pursuant to the Judgment of Foreclosure and Sale (the “Judgment”) dated July 22, 2024, and entered on August 19, 2024, in the above entitled action, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201, on **October 3, 2024 at 2:30 P.M.**, (the “Foreclosure Auction”) premises known as: (i) 477 Washington Avenue, Brooklyn, NY 11238 (Block: 1979, Lot: 14) (the “Washington Property”); and (ii) 135 St. James Place, Brooklyn, NY 11238 (Block: 1964, Lot: 8) (the “St. James Property” and together with the Washington Property, collectively, the “Properties”) and described in Schedule “A” annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$5,472,071.76, plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Stephen A. Spinelli, Esq., Referee



Kriss & Feuerstein LLP
Attorneys for Plaintiff
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(212) 661-2900

SCHEDULE APARCELA:

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 point on the easterly side of Washington Avenue distant 123 feet 2-1/2 inches southerly from the southeasterly corner of Gates Avenue and Washington Avenue;

RUNNING THENCE easterly at right angles to Washington Avenue, 120 feet;

THENCE southerly parallel with Washington Avenue, 26 feet 9 inches;

THENCE westerly again at right angles to Washington Avenue, 120 feet to the easterly side of Washington Avenue;

THENCE northerly along the easterly side of Washington Avenue, 26 feet 9 inches to the point or place of BEGINNING.

For Information Only: Said premises are known as 477 Washington Avenue, Brooklyn, NY and designated as Block 1979 Lot 14 as shown on the Tax Map of the City of New York, County of Kings.

PARCEL B:

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 point on the easterly side of St. James Place distant 240 feet northerly from the northeasterly corner of St. James Place and Gates Avenue;

THENCE easterly at right angles to St. James Place and part of the distance through a party wall 100 feet;

THENCE northerly parallel with St. James Place 20 feet;

THENCE westerly at right angles to St. James Place and part of the distance through a party wall 100 feet to the easterly side of St. James Place;

THENCE southerly 20 feet along the easterly side of St. James Place to the point or place of BEGINNING.

For Information Only: Said premises are known as 135 St. James Place, Brooklyn, NY and designated as Block 1964 Lot 8 as shown on the Tax Map of the City of New York, County of Kings.
