

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, PFSS 180 NASSAU, LLC, Plaintiff, vs. BROOKLYN WAREHOUSE 180 LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 20, 2024 and an Order Granting Summary Judgment of Reference duly entered August 7, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on March 13, 2025 at 2:30 p.m., premises known as 172 - 184 Nassau Street, Brooklyn, NY 11201. 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 108 and Lot 12, as well as all personal property of Borrower as identified in that certain Amended, Restated and Consolidated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of December 18, 2014, and recorded on January 9, 2015 as CRFN 2015000009813, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, excluding any funds held by Plaintiff in any cash management account, and excluding any funds held by the court-appointed receiver. Approximate amount of judgment is \$58,063,773.39 plus interest and costs from May 1, 2022 to the date of this order accruing at a rate of 9.375%. Premises will be sold subject to provisions of filed Judgment Index #532830/2022.

Bart Russo, Esq., Referee

Polsinelli PC, Alina Levi, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016, Attorneys for Plaintiff