

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, SURYA CAPITAL 11 N. ELLIOT PLACE
HOLDINGS LLC - v. - ROYAL GARDENS 641 LLC et al. Index Number 515182/2018.

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 12, 2024, I, the undersigned Referee will sell at public auction at the Kings County Courthouse, 360 Adams Street, Brooklyn, NY 11201 on January 9, 2025 at 2:30 p.m., premises known as 11 North Elliot Place, Brooklyn, NY 11205.

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Kings, City and State of New York, Block 2027 and Lot 0021. Approximate amount of judgment is \$1,808,026.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #515182/2018. COVID-19 safety protocols may be followed at the foreclosure sale.

Michael Benjamin, Esq, Referee

Craig Stuart Lanza, Esq., Attorney for Plaintiff 44 Court Street, #1207, Brooklyn NY 11201