

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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NORTHEAST BANK,	:	Index No. 530311/2023
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Plaintiff,	:	(Justice Lawrence Knipel)
	:	
- against -	:	
	:	
MIII VENTURES LLC, DONALD MATHESON,	:	NOTICE OF SALE
NEW YORK STATE DEPARTMENT OF	:	
TAXATION AND FINANCE; and NEW YORK	:	Foreclosure of
CITY DEPARTMENT OF FINANCE.	:	175 St. Marks Avenue
	:	Brooklyn, NY
Defendants.	:	
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Pursuant to a Judgment of Foreclosure and Sale signed by the Honorable Lawrence Knipel, J.S.C. on September 4, 2024 and filed in the Brooklyn County Clerk's Office on September 24, 2024 (the "Judgment"), Anthony Vaughn, Esq., the Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction at the Brooklyn County Supreme Court located at 360 Adams Street, Brooklyn, New York 11201, on **January 30, 2025 at 2:30 pm**, the premises described by said Judgment to be sold:

premises 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 Northerly side of St. Marks Avenue, distant 384 feet 6 inches Easterly from the Northeasterly corner of St. Marks Avenue and Carlton Avenue; being a plot 131 feet by 20 feet by 131 feet by 20 feet. Block: 1144 Lot: 79

Said premises known as 175 ST. MARKS AVENUE, BROOKLYN, NY

Said mortgaged premises is known in the County of Brooklyn, State of New York, as Block: 1144; Lot: 79, commonly known as 175 St. Marks Avenue, Brooklyn, New York, and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is the sum of \$2,766,774.44 with interest at the Note rate from March 15, 2024, together with costs and disbursements of \$3,127.80.

A copy of the terms of sale can be obtained from Daniel F. Corrigan, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56th Street, 23rd Floor, New York, New York 10019, telephone (212) 237-1000, attorneys for Plaintiff.

Dated: New York, New York
December 11, 2024

WINDELS MARX LANE & MITTENDORF, LLP

By: /s/ Daniel F. Corrigan
Daniel F. Corrigan

156 West 56th Street
New York, New York 10019
Tel.: (212) 237-1000
Attorneys for Plaintiff

TO: Attached Service List

SERVICE LIST

Chidi Anthony Eze, Esq. 255 Livingston St Fl 3rd, Brooklyn, NY 11217 Attorney for MIII Ventures, LLC and Donald Matheson	New York City Department of Finance 100 Church Street New York, NY 10007
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<p>New York State Department of Taxation & Finance Building 9 W.A. Harriman Campus Albany, NY 12227-0125</p>	
<p><u>Courtesy Copy To:</u> <u>Receiver</u> Aaron Warren Corme Accounting, Tax & Fiduciary Consultants LLC 126 Limestone Drive Reading, PA 19606-3832 aaron@cormeaccounting.com</p>	<p><u>Courtesy Copy To:</u> <u>Referee</u> Anthony Vaughn Esq. Law Office of Anthony W. Vaughn Jr. LLC 300 Cadman Plaza West One Pierrepont Plaza, 12th Floor Brooklyn, New York 11201 anthony@avaughnlaw.com</p>