

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS-----X
GF LENDER LLC,

Index No. 512158/2015

Plaintiff,

-against-

QUARTZ REALTY CORP., ALEXANDRITE REALTY CORP., ALMAZ REALTY CORP., DYLAN REALTY CORP., BLOODSTONE REALTY CORP., ZHEMCHUG REALTY CORP., GRANAT REALTY CORP., TURQUOISE REALTY, LLC, GF LENDER LLC, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF FINANCE, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, NEW YORK CITY CRIMINAL COURT, BANCO POPULAR NORTH AMERICA, AS SUCCESSOR IN INTEREST TO DORAL BANK, MARIA REYES, LUIS REYES, JOYCE JACOVETTI, DENISE JACOVETTI, JORGE RAMOS, LUZ RAMOS, WILFREDO COLON, ANN COLON, ROSA RIVERA, MARIA FELICIANO, JULIE AVILES, WALTER ALSTON, JUAN LOPEZ, HERMAN HERNANDEZ, ABB NANNY GROCERY AND DELI INC., EL CHAPO DELI, CITYWIDE INCOME TAX, CONEY DELI GROCERY INC.,

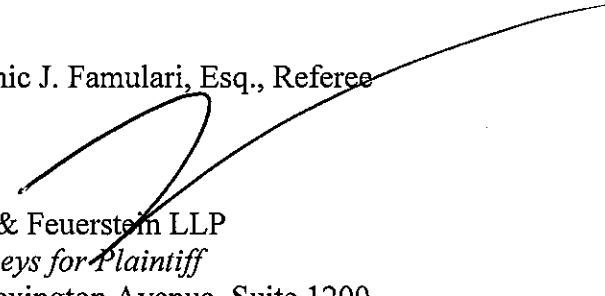
NOTICE OF SALEDefendants.
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Pursuant to the Judgment of Foreclosure and Sale (the “JFS”) dated December 9, 2022, and entered on May 5, 2023, a certain Order Amending the Judgment of Foreclosure and Sale (the “Amended JFS”) dated June 2, 2023, and entered on June 20, 2023, and a certain Short Form Order (the “SFO” and together with the JFS and Amended JFS, collectively, the “Judgment”) dated August 6, 2024, and entered on August 15, 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 **November 14, 2024 at 2:30 P.M.**, (the "Foreclosure Auction") premises known as 1413 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 106) ("Parcel III") 1411 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 105) ("Parcel VI") 1415 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 107) ("Parcel VII") 1518 - 1520 Mermaid Avenue, Brooklyn, New York 11224 (Block: 7063, Lot: 4) ("Parcel VIII" and together with Parcel III, Parcel VI, Parcel VII, collectively, the "Mortgaged Premises") and described in Schedule A-1 through Schedule A-3, and Schedule A-6 annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$136,452.41, plus interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Dominic J. Famulari, Esq., Referee


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SCHEDULE A-6

Parcel III: 1413 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 106)

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 NORTHERLY SIDE OF NEPTUNE AVENUE (AS THE SAME WAS ON MARCH 1, 1917) DISTANT ONE HUNDRED (100) FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF NEPTUNE AVENUE (AS THE SAME WAS ON MARCH 1, 1917) WITH THE WESTERLY SIDE OF STILLWELL AVENUE;

RUNNING THENCE NORTHERLY, PARALLEL WITH STILLWELL AVENUE, ONE HUNDRED (100) FEET;

THENCE WESTERLY, PARALLEL WITH NEPTUNE AVENUE (AS THE SAME WAS ON MARCH 1, 1917, TWENTY (20) FEET;

THENCE SOUTHERLY, AGAIN PARALLEL WITH STILLWELL AVENUE, ONE HUNDRED (100) FEET TO THE NORTHERLY SIDE OF NEPTUNE AVENUE (AS THE SAME WAS ON MARCH 1, 1917); AND

THENCE EASTERLY, ALONG THE NORTHERLY SIDE OF NEPTUNE AVENUE (AS THE SAME WAS ON MARCH 1, 1917, TWENTY (20) FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THEREFROM, HOWEVER, ALL THAT PART OF SAID PREMISES WHICH HAS BEEN ACQUIRED BY THE CITY OF NEW YORK FOR THE OPENING AND WIDENING OF NEPTUNE AVENUE.

SCHEDULE A-3**Parcel VI: 1411 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 105)**

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 NORTHERLY SIDE OF NEPTUNE AVENUE, AS NOW VESTED IN THE CITY OF NEW YORK, DISTANCE 80.49 FEET WESTERLY MEASURED ALONG THE NORTHERLY SIDE OF SAID NEPTUNE AVENUE FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF SAID NEPTUNE AVENUE WITH THE WESTERLY SIDE OF STILLWELL AVENUE;

RUNNING THENCE NORTHERLY PARALLEL WITH STILLWELL AVENUE 41.88 FEET;

THENCE WESTERLY AT RIGHT ANGLES TO STILLWELL AVENUE 20 FEET;

THENCE SOUTHERLY AND AGAIN PARALLEL WITH STILLWELL AVENUE 39.66 FEET TO THE NORTHERLY SIDE OF NEPTUNE AVENUE; AND

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF NEPTUNE AVENUE 20.12 FEET TO THE POINT OR PLACE OF BEGINNING.

SCHEDULE A-2

Parcel VII: 1415 Neptune Avenue, Brooklyn, New York 11224 (Block: 6997, Lot: 107)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN CONEY ISLAND, IN THE COUNTY OF KINGS, KNOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED "MAP OF 430 LOTS ON CONEY ISLAND CREEK, PROPERTY OF BRIDGET HART, SITUATED IN THE 31ST WARD, BOROUGH OF BROOKLYN, CITY OF NEW YORK, COUNTY OF KINGS, SURVEYED NOVEMBER 1900 BY CHAS B. VOORHIES, CIVIL ENGINEER AND CITY SURVEYOR", WHICH SAID LOT ACCORDING TO SAID MAP IS BOUNDED AND DESCRIBED AS FOLLOWS; AND FURTHER THE LINES OF THE STREET AND AVENUE BEING AS THEY WERE LAID OUT ON NOVEMBER 13, 1902:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF NEPTUNE AVENUE, DISTANT NINETY-SEVEN AND SIXTY-TWO ONE-HUNDREDTHS (97-62/100) FEET EASTERLY FROM THE NORTHEASTERLY CORNER OF NEPTUNE AVENUE AND WEST 15TH STREET;

RUNNING THENCE NORTHERLY, PARALLEL WITH WEST 15TH STREET, ONE HUNDRED (100) FEET;

THENCE EASTERLY, PARALLEL WITH NEPTUNE AVENUE, TWENTY (20) FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH WEST 15TH STREET ONE HUNDRED (100) FEET TO NEPTUNE AVENUE; AND

THENCE WESTERLY ALONG NEPTUNE AVENUE, TWENTY (20) FEET, TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THEREFROM SUCH PORTIONS OF SAID PREMISES AS HAVE BEEN HERETOFORE VESTED IN THE CITY OF NEW YORK.

SCHEDULE A-1**Parcel VIII: 1518 - 1520 Mermaid Avenue, Brooklyn, New York 11224 (Block: 7063, Lot: 4)**

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 SOUTHERLY SIDE OF MERMAID AVENUE DISTANT 62 FEET 11 $\frac{3}{4}$ INCHES EASTERLY FROM SOUTHEASTERLY CORNER OF WEST 16TH STREET AND MERMAID AVENUE AT THE DIVISION LINE BETWEEN PREMISES FORMERLY OF ELLEN TILYU AND LAND FORMERLY OF THEODORE W. KRAMER;

THENCE SOUTHERLY ALONG THE LAND OF THEODORE W. KRAMER 100 FEET 6 $\frac{3}{8}$ INCHES TO LAND OF NEW YORK AND CONEY ISLAND RAILROAD;

THENCE EASTERLY ALONG THE LAND OF SAID RAILROAD COMPANY 37 FEET 1 $\frac{5}{8}$ INCHES; TO LAND NOW OR LATE OF ROSALINA PETERS;

THENCE NORTHERLY ALONG LAND NOW OR LATE OF ROSALINA PETERS 102 FEET 4 INCHES TO SOUTHERLY SIDE OF MERMAID AVENUE;

THENCE WESTERLY ALONG SOUTHERLY SIDE OF MERMAID AVENUE 40 FEET 7 $\frac{3}{4}$ INCHES TO POINT OR PLACE OF BEGINNING.
