

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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NORTHEAST BANK,	:	
Plaintiff,	:	Index No.513116/2022
	:	
- against -	:	Assigned to:
	:	Hon. Lawrence Knipel
1308 JEFFERSON DE a New York Limited	:	
liability company, ERAN SILVERBERG,	:	<b>FIFTH AMENDED NOTICE OF</b>
ENVIRONMENTAL CONTROL BOARD OF	:	<b>SALE</b>
THE CITY OF NEW YORK, OLD REPUBLIC	:	
NATIONAL TITLE INSURANCE COMPANY,	:	
and RIVERSIDE ABSTRACT LLC.	:	
	:	
Defendants.	:	
----- X	:	

Pursuant to a Judgment of Foreclosure and Sale signed by the Honorable Lawrence Knipel, J.S.C., on August 21, 2023 and filed in the Kings County Clerk's Office on September 27, 2023, with additional provisions incorporated by reference into the Judgment of Foreclosure signed by the Honorable Lawrence Knipel, J.S.C. on September 27, 2023, (the "Judgment") Jeffrey L. Saltiel, Esq., the Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction at the Kings County Courthouse located at 360 Adams Street, Room 224, Brooklyn, NY 11201, on **September 26, 2024 at 2:30 p.m.**, (originally scheduled for September 19, but later adjourned at the request of the Referee) the premises being described by said Judgment to be sold:

SECTION 11, BLOCK 3391, LOT 5 ON THE TAX MAP OF KINGS COUNTY

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, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northeasterly side of Wilson Avenue and the South easterly side of Jefferson Avenue;

RUNNING THENCE South easterly along the North easterly side of Wilson

Avenue, 25 feet

THENCE Northeasterly and parallel with Jefferson Avenue and part of the distance through a party wall, 100 feet;

THENCE Northwesterly and parallel with Wilson Avenue, 25 feet to said Southeasterly side of Jefferson Avenue; and

THENCE Southwesterly along the Southeasterly side of Jefferson Avenue, 100 feet to the point or place of BEGINNING.

Said mortgaged premises is known in the County of Kings, State of New York, as Section 11, Block 3391, Lot 5 of the tax map of Kings County, commonly known as 473 Wilson Avenue Brooklyn, NY 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; subject to any 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; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and 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 the sale.

The amount due as per the Judgment on the mortgage is the sum of \$1,918,160.661 from February 7, 2023, which encompasses, \$1,200,000.00, the amount owed to plaintiff on the Note and Mortgage and \$718,160.161 in other costs with interest.

It should be noted that since the Judgment was entered, it has been assigned to 500 Pine Realty, LLC on February 28, 2024, see also, NYSCEF Doc. No. 188.

A copy of the terms of the sale can be obtained from Mark A. Slama, Esq., or Maddalena R. Zefferino, Esq., c/o Windels Marx Lane & Mittendorf, LLP 156 West 56 Street, 23<sup>rd</sup> Floor, New York, NY 10019, telephone 212-237-1000, attorneys for Plaintiff Northeast Bank.

Dated: September 6, 2024

**WINDELS MARX LANE & MITTENDORF, LLP**

By: /s/ Maddalena R. Zefferino, Esq.

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*Attorneys for Plaintiff,*

*Northeast Bank*