

SUPREME COURT - COUNTY OF KINGS.

TLOA OF NY, LLC, Plaintiff -against- 2427 DEAN LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated January 3, 2024 and entered on January 24, 2024, 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 February 20, 2025 at 2:30 p.m. 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 Dean Street, distant 140 feet westerly from the corner formed by the intersection of the northerly side of Dean Street with the westerly side of Sackman Street; being a plot 107 feet 2 1/2 inches by 20 feet by 107 feet 2 1/2 inches by 20 feet. Section: 5 Block: 1443 Lot: 44

Said premises known as 2427 DEAN STREET, BROOKLYN, NY 11233

Approximate amount of lien \$2,533,650.76 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 517377/2022.

JOSEPH VASILE, ESQ., Referee

The Camporeale Law Group PLLC

Attorney(s) for Plaintiff

585 Stewart Avenue, 770, Garden City, NY 11530

{* BKLYN DLY*}

AFFIRMATION OF SERVICE

MICHAEL E. CAMPOREALE, an attorney duly admitted to practice law in the State of New York, affirms the following to be true under the penalty of perjury:

I am a member of The Camporeale Law Group PLLC, 585 Stewart Avenue, Suite 770, Garden City, New York 11530.

That on January 17, 2025, I served the annexed NOTICE OF SALE, with supporting papers upon:

2427 DEAN LLC
4403 15th Avenue, Suite 155
Brooklyn, New York 11219

AVINOAM Y. ROSENFELD
Attorney for Defendant ZALMEN WAGSCHAL
156 Harborview South,
Lawrence, New York 11559

YYR REPAIRS INC.
928 McDonald Avenue
Brooklyn, NY 11218

SECRETARY OF STATE OF NEW YORK
1 Commerce Plaza, 99 Washington Avenue
Albany, New York 12231

NEW YORK STATE DEPT. OF TAXATION & FINANCE
Building #9, W.A. Harriman Campus
Albany, NY 12227

NEW YORK CITY DEPT. OF FINANCE
100 Church Street
New York, NY 10007

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street
New York, NY 10007

at the address designated by said party for that purpose by first class regular mail, by placing a copy of same in a properly addressed envelope into the custody of **the United States Postal Service** by depositing it in an official depository for the United States Postal Service.

Dated: Garden City, New York
January 17, 2025

/s/ Michael E. Camporeale

MICHAEL E. CAMPOREALE