

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

THE COMMUNITY PRESERVATION
CORPORATION,

Plaintiff,

v.

HANCOCK STREET SML LLC, GEORGE
ARMSTRONG, JORGE MEDINA,
FULTON LUMBER & HOME CENTER,
INC., THE CITY OF NEW YORK ACTING
BY AND THROUGH ITS DEPARTMENT
OF HOUSING PRESERVATION AND
DEVELOPMENT, NEW YORK STATE
DEPARTMENT OF TAXATION AND
FINANCE, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,
and DAVID ROSENBAUM,

Defendants.

Index No. 504068/2013

Commercial Division

(Justice Leon Ruchelsman)

NOTICE OF SALE

**RECEIVED
RECEIVED**

**FC SEP 29 2014 DEPT.
FORECLOSURE DEPT.**

PLEASE TAKE NOTICE that pursuant to a Judgment of Foreclosure and Sale, which was issued by the Honorable Leon Ruchelsman in the within action and is dated July 11, 2014 and was duly entered in the Office of the Clerk of Kings County on September 5, 2014, I, the undersigned referee, will sell at public auction at the Kings County Courthouse, 360 Adams Street, Room 224, Brooklyn, New York 11201 on Thursday, October 30, 2014 at 2:30 P.M. on that day, the premises commonly known as: (i) 725 Macon Street, Brooklyn, New York, Tax Block 1493, Lot 68, Section 6 on the Tax Map of the County of Kings in the State of New York, (ii) 53 Rochester Avenue, Brooklyn, New York, Tax Block 1709, Lot 1, Section 6 on the Tax Map of the County of Kings in the State of New York, (iii) 438 Quincy Street, Brooklyn, New York, Tax Block 1810, Lot 23, Section 6 on the Tax Map of the County of Kings in the State of New York,

(iv) 562A Lafayette Avenue, Brooklyn, New York, Tax Block 1788, Lot 43, Section 6 on the Tax Map of the County of Kings in the State of New York, (v) 224 Spencer Street, Brooklyn, New York, Tax Block 1762, Lot 62, Section 6 on the Tax Map of the County of Kings in the State of New York, and (vi) 792 Dekalb Avenue, Brooklyn, New York, Tax Block 1781, Lot 21, Section 6 on the Tax Map of the County of Kings in the State of New York, and as further described by the metes and bounds description contained in Schedule A annexed hereto and made a part hereof.

The approximate amount of the Judgment as of February 28, 2014 is \$4,044,441.41, plus interest as stated in the Judgment filed herein. The Premises will be sold subject to the provisions of the filed Judgment of Foreclosure and Sale in this matter. The plaintiff in this action may be a bidder at any and all sales. The ten (10%) percent deposit required to be made by the successful bidder must be paid either by cash, certified or bank check or money order payable to Kent D. Arthur, Sr., Esq., as Referee. No endorsed certified or bank checks or money orders will be accepted by the Referee resulting in the bid being disallowed.

Address all inquiries to:

Samuel M. Mizrahi, Esq.
Windels Marx Lane & Mittendorf, LLP
156 West 56th Street
New York, New York 10019
Tel.: (212) 237-1000

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SEP 29 2014
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Dated: September 17, 2014.

KENT D. ARTHUR, SR., ESQ., Referee
Law Offices of Arthur & Associates, PLLC
1501 Newkirk Avenue
Brooklyn, New York 11226
Tel.: (347) 240-2876

/s/ Kent D. Arthur, Sr.

WINDELS MARX LANE & MITTENDORF
LLP
156 West 56th Street
New York, New York 10019
Tel.: (212) 237-1000

By: /s/ Samuel Mizrahi
Samuel Mizrahi

Attorneys for Plaintiff