

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
82-96 LORRAINE LLC,

Index No. 500178/13

Plaintiff,
-against-

MIDWOOD GARDENS LLC, DONALD FISHOFF,
PREMIUM TECHNICAL SERVICES CORPORATION,
CITY OF NEW YORK ENVIRONMENTAL CONTROL
BOARD, CITY OF NEW YORK DEPARTMENT OF
FINANCE, NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE,

NOTICE OF SALE

Defendants.
-----X

Pursuant to the Judgment of Foreclosure and Sale signed and dated June 8, 2015 and entered on July 6, 2015 in the above entitled action, I, the undersigned Referee will sell at public auction at the Kings County Courthouse, located at 360 Adams Street, Room 224, Brooklyn, New York 11201 on **September 10, 2015 at 2:30 P.M.**, premises known as 1537 East 19th Street, Brooklyn, NY, 1541 East 19th Street, Brooklyn, NY, and 1543 East 19th Street, Brooklyn, NY and described in Schedule "A" annexed hereto.

Approximate amount of lien \$8,308,138.72, plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Lyle Silversmith, Esq., Referee

Kriss & Feuerstein LLP
Attorneys for Plaintiff
360 Lexington Avenue, Suite 1200
New York, New York 10017
(212) 661-2900

SUPREME COURT
KINGS COUNTY
FORECLOSURE
2015 JUL 10 AM 10:43



First American Title

Title No.: 3050-377939

SCHEDULE A

*PARCEL A:

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 EASTERLY SIDE OF EAST 19TH STREET, DISTANT 220 FEET SOUTHERLY FROM THE SOUTHEASTERLY CORNER OF AVENUE O AND EAST 19TH STREET;

RUNNING THENCE EASTERLY PARALLEL WITH AVENUE O, 125 FEET 9 3/8 INCHES TO THE CORNER LINE OF THE BLOCK BETWEEN EAST 19TH STREET AND OCEAN AVENUE;

THENCE SOUTHERLY ALONG SAID CENTER LINE OF THE BLOCK AND PARALLEL WITH EAST 19TH STREET, 25 FEET 5 INCHES TO LAND OF JOHN N. SCHULTZ;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED LAND TO A POINT THEREON DISTANT 100 FEET MORE OR LESS, EASTERLY FROM EAST 19TH STREET ON A LINE PARALLEL WITH AVENUE O;

THENCE SOUTHERLY PARALLEL WITH EAST 19TH STREET, 15 FEET 5 INCHES;

THENCE WESTERLY PARALLEL WITH AVENUE O, 100 FEET TO THE EASTERLY SIDE OF EAST 19TH STREET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF EAST 19TH STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

*PARCEL B:

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 EASTERLY SIDE OF EAST 19TH STREET, DISTANT 550 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF AVENUE P AND THE EASTERLY SIDE OF EAST 19TH STREET;

RUNNING THENCE NORTHERLY AND ALONG THE EASTERLY SIDE OF EAST 19TH STREET, 30 FEET TO A POINT;

THENCE EASTERLY AND PARALLEL WITH AVENUE P, 100 FEET TO A POINT;

THENCE SOUTHERLY PARALLEL WITH EAST 19TH STREET, 30 FEET TO A POINT,

THENCE WESTERLY AGAIN PARALLEL WITH AVENUE P, AND PART OF THE DISTANCE THROUGH A GARAGE PARTY WALL AND TO THE EASTERLY SIDE OF EAST 19TH STREET, 100 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF A DRIVEWAY IN, TO AND OVER A STRIP OF LAND 4 FEET IN WIDTH BY 100 FEET IN DEPTH FRONTING ON THE EAST SIDE OF EAST 19TH STREET IMMEDIATELY ADJOINING THE PREMISES HEREIN DESCRIBED ON THE SOUTH SIDE THEREOF.

SUBJECT, HOWEVER, TO A SIMILAR EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF A DRIVEWAY IN, TO AND OVER A STRIP OF LAND 4 FEET IN WIDTH BY 100 FEET IN DEPTH FRONTING ON THE EAST SIDE OF EAST 19TH STREET, BEING THE SOUTH 4 FEET 6 INCHES IN WIDTH BY 100 FEET IN DEPTH ON THE PREMISES HEREIN DESCRIBED.

***PARCEL C:**

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 EASTERLY SIDE OF EAST 19TH STREET, DISTANT 300 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF EAST 19TH STREET WITH THE SOUTHERLY SIDE OF AVENUE O;

RUNNING THENCE EASTERLY PARALLEL WITH AVENUE O AND PART OF THE DISTANCE THROUGH A GARAGE PARTY WALL, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH EAST 19TH STREET, 30 FEET;

THENCE WESTERLY PARALLEL WITH AVENUE O, 100 FEET TO THE EASTERLY SIDE OF EAST 19TH STREET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF EAST 19TH STREET, 30 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY IN, TO AND OVER THE SOUTHERLY 4 FEET OF THE PREMISES ADJOINING ON THE NORTH IN FAVOR OF THESE PREMISES.

SUBJECT, HOWEVER, TO A SIMILAR EASEMENT AND RIGHT OF WAY IN, TO AND OVER THE NORTHERLY 4 FEET OF THESE PREMISES IN FAVOR OF THE PREMISES ADJOINING ON THE NORTH.