

## NOTICE OF SALE SUPREME COURT KINGS COUNTY

EMPIRE COMMUNITY DEVELOPMENT, LLC, Plaintiff against

ANTHONY NOEL, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered May 1, 2025, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on July 31, 2025 at 2:30 PM. Premises known as 5101 Avenue 1 a/k/a 1233 East 51st Street, Brooklyn, NY 11234. Block 7755 Lot 9.. 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. Approximate Amount of Judgment is \$248,161.92 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 503590/2020. \*This is a Second Lien Mortgage.\*

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Anthony W. Vaughn Jr., Esq., Referee

File # 19-1915