

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

PNC Bank, National Association

Plaintiff(s),

-against-

Unknown heirs at law of Vera Dolginova , if be living, and if she be deceased, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committeees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors; administrators, devisees, legatees, creditors, trustees, committeees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; Frank Rosenberg, James Goldberg as Executor of the Estate of Priscilla May Abrams a/k/a Priscilla Abrams, Max Rosenberg, First Franklin Financial Corporation, First Franklin a Division of National City Bank, Mortgage Electronic Registration Systems, First Franklin a Division of Nat. City Bank of In., US Bank N.A., as Successor Trustee to Bank of America, NA, JPMorgan Chase Bank, N.A., Citibank, NA, Emigrant Savings Bank, NJ Lenders Corp., Columbus Capital Co., City of New York Environmental Control Board, City of New York Department of Transportation Parking Violations Bureau, KAMCO Supply Corp., Luis Nieves, "John Doe" (name refused)

Defendant(s)

Notice of Sale

Index Number:  
19919/2012

Premises: 2822  
Batchelder Street,  
Brooklyn, NY  
11235

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

Against

Unknown heirs at law of Vera Dolginova, if be living, and if she be deceased, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors; administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; Frank Rosenberg, James Goldberg as Executor of the Estate of Priscilla May Abrams a/k/a Priscilla Abrams, Max Rosenberg, First Franklin Financial Corporation, First Franklin a Division of National City Bank, Mortgage Electronic Registration Systems, First Franklin a Division of Nat. City Bank of In., US Bank N.A., as Successor Trustee to Bank of America, NA, JPMorgan Chase Bank, N.A., Citibank, NA, Emigrant Savings Bank, NJ Lenders Corp., Columbus Capital Co., City of New York Environmental Control Board, City of New York Department of Transportation Parking Violations Bureau, KAMCO Supply Corp. Luis Nieves, "John Doe" (name refused)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/18/2019, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 12/4/2025 at 2:30PM, premises known as 2822 Batchelder Street, Unit No. 1, Brooklyn, NY 11235 a/k/a 2822 Batchelder Street, Brooklyn, NY 11235, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being a part of a Condominium in Kings County, State of New York, know and Designated as Unit No.1 and being in the Borough of Brooklyn, County of Kings, City and State of New York.

Block 8800 Lot 190, now Lots 1101, 1102, 1103, and 1104.

The approximate amount of the current Judgment lien is \$651,764.50 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale;

Index # 19919/2012

Jack Segal, Esq., Referee.  
SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570  
Dated: 10/1/2025 File Number: 21886 CA

## SUPREME COURT

STATE OF NEW YORK, COUNTY OF KINGS Index Number 19919/2012

PNC Bank, National Association

Plaintiff(s),

-against-

Unknown heirs at law of Vera Dolginova , if be living, and if she be deceased, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors; administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff; Frank Rosenberg, James Goldberg as Executor of the Estate of Priscilla May Abrams a/k/a Priscilla Abrams, Max Rosenberg, First Franklin Financial Corporation, First Franklin a Division of National City Bank, Mortgage Electronic Registration Systems, First Franklin a Division of Nat. City Bank of In., US Bank N.A., as Successor Trustee to Bank of America, NA, JPMorgan Chase Bank, N.A., Citibank, NA, Emigrant Savings Bank, NJ Lenders Corp., Columbus Capital Co., City of New York Environmental Control Board, City of New York Department of Transportation Parking Violations Bureau, KAMCO Supply Corp., Luis Nieves, "John Doe" (name refused)

Defendant(s).

## Notice of Sale

Sheldon May &amp; Associates, P.C.

Attorneys for Plaintiff

Office and Post Office Address

255 Merrick Road

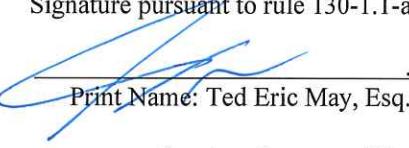
Rockville Centre, New York 11570

Telephone Number

(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

  
Print Name: Ted Eric May, Esq.Service of a copy of the  
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

 NOTICE OF ENTRYthat the within is a (*certified*) true copy of a  
court on ,201

Duly entered in the office of the clerk of the within named

 NOTICE OF SETTLEMENTthat an order of which the within is a true copy will be presented for settlement to the Honorable one of the  
judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.  
 Sheldon May & Associates, P.C.  
 255 Merrick Road  
 Rockville Centre, New York 11570  
 (516) 763 - 3200