

NOTICE OF SALE SUPREME COURT KINGS COUNTY

BAYPORT FUNDING, LLC, Plaintiff against

VIDANOVA, LLC, 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 July 15, 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 October 9, 2025 at 2:30 PM. Premises known as 72 1/2 a/k/a 72A Utica Avenue, Brooklyn, New York 11213. Block 1342 Lot 46. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$765,825.33 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 532732/2024.

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.

Helmut Borchert, Esq., Referee

File # 24-0957