

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff

AGAINST

NISSIM MAX AZOULAY A/K/A MAX AZOULAY, ET AL., Defendant(s)

Pursuant to an Amended Judgment of Foreclosure and Sale duly entered May 3, 2016, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on September 18, 2025 at 2:30 pm, premises known as 2242 E. 21st Street, Brooklyn, NY 11229. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 07353, Lot: 0033. Approximate amount of judgment \$120,725.28 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #22095/2008. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Angelique M. Moreno, Esq., Referee

Tromberg, Morris & Partners, PLLC

39 Broadway, Suite 1250

New York, NY 10006

25-001021

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

25-001021
Index No. 22095/2008

AFFIRMATION OF SERVICE BY MAIL

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff
vs.
NISSIM MAX AZOULAY A/K/A MAX AZOULAY, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 19, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Angelicque M. Moreno, Esq.
26 Court St. Suite 2015
Brooklyn, NY 11242

Nissim Max Azoulay
111 Douglass Street
Brooklyn, NY 11231

Perry Ashley, Esq.
Counsel for Renee Susan Azoulay
211 South Ridge St
Rye Brook, NY 10573

Brooklyn Union Gas Co.
1 Metrotech Center
Brooklyn, NY 11201

BUG d/b/a Keyspan Energy Delivery NY
1 Metrotech Center
Brooklyn, NY 11201

Karen Ross, Esq.
Corporate Counsel for the City of New York | Counsel for New York City Department of Housing Preservation and Development
100 Church Street, Room 3-106
New York, NY 10007

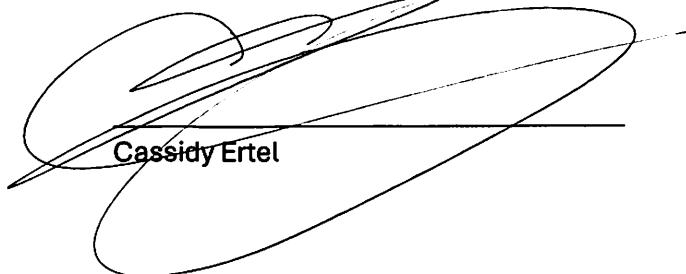
City of New York Environmental Control Board
100 Church Street
New York, NY 10007

City of New York Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

Frank Wharton, Esq.
Counsel for Tedco Realty Corp.
494 Flatbush Avenue
Brooklyn, NY 11229

Aaron D. Maslow, Esq.
Outgoing Court-appointed Referee
1761 Stuart Street
Brooklyn, NY 11229

I affirm on, August 19, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel