

**REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF BRONX**

**BEAL BANK S.S.B. D/B/A BEAL BANK, Plaintiff - against - AMBERZINE
PHILLIP GEORGE A/K/A AMBERZINE GEORGE A/K/A PHILLIP GEORGE
A/K/A AMBERZINE P. GEORGE, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on December 20, 2024. I, the undersigned Referee will sell at public auction in Courtroom 711, 851 Grand Concourse, Bronx, New York 10451-2937 on the 24th day of February, 2025 at 2:15 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Premises known as 810 227th Street, Bronx, NY 10466.
(Block: 4851, Lot: 49)

Approximate amount of lien \$303,720.42 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 36152/2019E. Joseph T. Jednak, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 GEORGE, AMBERZINE-78509

Dated: January 9, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on January 14, 2025, deponent served a true copy of the Notice of Sale upon:

Amberzine Phillip George a/k/a Amberzine George a/k/a Phillip George a/k/a Amberzine P. George
810 East 227th Street
Bronx, NY 10466

Amberzine Phillip George a/k/a Amberzine George a/k/a Phillip George a/k/a Amberzine P. George
810 East 227th Street, 2nd Floor
Bronx, NY 10466

City of New York Environmental Control Board
100 Church Street, 1st Floor
New York, NY 10007

Bronx Supreme Court
851 Grand Councourse
Bronx, NY 10451

Criminal Court of the City of New York
100 Centre Street
New York, NY 10013

City of New York Department of Transportation Parking Violations Bureau
100 Church Street, 1st Floor
New York, NY 10007

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

Nicole Daniel
810 East 227th Street, 2nd Floor
Bronx, NY 10466

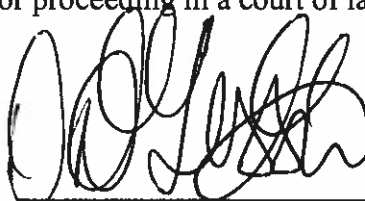
John Smith (Name Refused)
810 East 227th Street, 1st Floor
Bronx, NY 10466

Jane Smith (Name Refused)
810 East 227th Street, 1st Floor
Bronx, NY 10466

Joseph Jednak, Esq., Referee
4345 WEBSTER AVE
BRONX, NY 10470-2359;

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 25th day of January, 2025, under 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.

A handwritten signature in black ink, appearing to read 'Deanna DeLessio', written over a horizontal line.

Deanna DeLessio 75809