

SUPREME COURT - COUNTY OF KINGS.

BOARD OF MANAGERS OF THE 1311 PACIFIC STREET CONDOMINIUM, Plaintiff -against-  
EMMANUEL JEUDY, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 8,  
2024 and entered on April 11, 2024, I, the undersigned Referee will sell at public auction at the Kings  
County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on September 26,  
2024 at 2:30 p.m. premises situate, lying and being in the Borough and County of Kings, City and State of  
New York, known as Unit No. 603 in the building known as "The 1311 Pacific Street Condominium"  
together with an undivided 3.42% interest in the common elements. Block: 1201 Lot: 1029

Said premises known as 1311 PACIFIC STREET, UNIT 603, BROOKLYN, NY 11238

Approximate amount of lien \$40,075.74 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 512614/2021.

SIMON SHAMOUN, ESQ., Referee

Schneider Buchel LLP

Attorney(s) for Plaintiff

666 Old Country Road, Suite 412, Garden City, NY 11530

{\* BKLYN DLY\*}

**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK )

) ss.:

COUNTY OF NASSAU )

I, **Margarita Morales**, being duly sworn, depose and say that I am not a party to this action, I am over 18 years of age and I reside in Nassau County, New York.

On this 30<sup>th</sup> day of July, 2024, I served the within **NOTICE OF SALE SCHEDULED FOR SEPTEMBER 26, 2024** upon:

**Emmanuel Jeudy**

1311 Pacific Street, Unit 603  
Brooklyn, New York 11238

**New York City Environmental Control Board**

100 Church Street  
New York, New York 10007

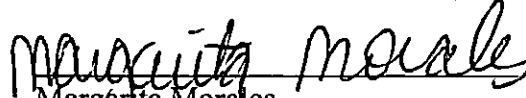
**John Doe s/h/a John Doe #1**

1311 Pacific Street, Unit 603  
Brooklyn, New York 11238

**Simon Shamoun, Esq.***Court Appointed Referee*

430 Bay Ridge Parkway  
Brooklyn, New York 11209

the address designated by said parties for that purpose, by depositing a true copy of same enclosed in a post-paid, 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 and via NYSCEF.

  
Margarita Morales

Sworn to before me this  
30<sup>th</sup> day of July, 2024.

  
Notary Public

Peter Joseph Weintraub  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02WE6446262  
Qualified in Nassau County  
Commission Expires January 17, 2027