

**NOTICE OF SALE****SUPREME COURT OF THE STATE OF NEW YORK - KINGS COUNTY**

8 TALMADGE DRIVE, INC.,  
Plaintiff

v.

224 BERGEN BAND NEVINS CORP.;  
DENNIS MANUEL A/K/A DENNIS T. MANUEL  
A/K/A DENNIS OMANUEL; ET. AL.

Defendant(s)

Index No. 524511/2022

NOTICE IS HEREBY GIVEN pursuant to a Judgment of Foreclosure and Sale dated November 17, 2023 and entered/filed in the Office of the Clerk of the County of Kings on February 23, 2024, wherein 8 TALMADGE DRIVE, INC., is the Plaintiff and 224 BERGEN BAND NEVINS CORP.; DENNIS MANUEL A/K/A DENNIS T. MANUEL A/K/A DENNIS OMANUEL; ET. AL., are the Defendants. I, the undersigned Referee will sell at a public auction in Room 224 of KINGS COUNTY SUPREME COURT, 360 ADAMS STREET, BROOKLYN, NEW YORK 11201 on JANUARY 30, 2025 at 2:30 PM. Premises known as 224 Bergen Street, Brooklyn, New York 11217, Block: 387 Lot: 25, all that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$3,722,207.23 plus interest, fees, and costs. Premises will be sold subject to the terms and conditions and provisions of filed Judgment and Terms of Sale under Index No. 524511/2022.

**The foreclosure sale will be conducted in accordance with 2<sup>nd</sup> Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce all auction rules. The Referee shall enforce any rules in accordance with Covid-19 guidelines, including but not limited to, facial coverings and social distancing. The Referee will only accept bank check(s) or certified check(s) made payable to the Referee. Referee will not accept cash, personal checks or double-endorsed checks. \*LOCATION OF SALE SUBJECT TO CHANGE IN ACCORDANCE WITH THE COURT/CLERK DIRECTIVES.**

JOSEPH VASILE, ESQ., REFEREE.  
THOMPSON LAW GROUP, P.C., Attorneys for Plaintiff, 190 Jericho Turnpike, Mineola, New York 11501. File # 524511/2022