FILED: KINGS COUNTY CLERK 11/19/2024 10:27 AM

NYSCEF DOC. NO. 61

INDEX NO. 22618/2007

RECEIVED NYSCEF: 11/19/2024

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, ELECTRICAL SAFETY INSPECTION, INC., Plaintiff, vs.

DANIEL AUGUSTIN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 23, 2018, I, the undersigned

Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street,

Brooklyn, New York 11201 on December 19, 2024, at 2:30 PM, premises known as 2319 BEDFORD

AVENUE, BROOKLYN, NY 11226. 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, Block: 5127, Lot: 76. Approximate amount of judgment is \$1,180,335.34 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 22618/2007.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the

deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the

Mortgagee's attorney, or the Referee. All parties are to comply with the 2nd Judicial District's COVID-

19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings

County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term

Website:https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalfor

eclosure

CHARLANE ODETTA BROWN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

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Schedule A Description

Title Number

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, bounded and described as follows:

BEGINNING at a point on the easterly side of Bedford Avenue, distant 149 feet 1 and 1/2 inches northerly from the corner formed by the intersection of the easterly side of Bedford Avenue and the northerly side of Tilden Avenue;

RUNNING THENCE easterly at an angle of 88 degrees 28 minutes 4 seconds, and part of the distance through a party wall, 86 feet 2 and 1/2 inches;

THENCE northerly at right angles to the last mentioned course, 20 feet;

THENCE westerly again at right angles to the last mentioned course, and part of the distance through another party wall, 85 feet 8 and 1/8 inches (85 feet 2 and 1/2 inches tax map) to the easterly side of Bedford Avenue;

THENCE southerly along the said easterly side of Bedford Avenue, 20 feet to the point or place of BEGINNING.

SAID PREMISES being known as: 2319 BEDFORD AVENUE, BROOKLYN, NEW YORK 11226

SECTION: 16 BLOCK: 5127 LOT: 76

Printed 10/25/2018

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

ELECTRICAL SAFETY INSPECTION, INC.
Plaintiff(s),

-againstDANIEL AUGUSTIN, et al

Defendant(s).

STATE OF NEW YORK)

ss.:

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On November 19th, 2024, I enclosed a copy of the annexed NOTICE OF SALE 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 to the following parties:

CHARLES WALLSHEIN, ESQ ATTORNEY FOR DEFENDANT DANIEL AUGUSTIN 35 PINELAWN ROAD, SUITE 106E MELVILLE, NY 11747

COUNTY OF NASSAU)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE AND MORTGAGEE OF RECORD 3300 34TH AVENUE, SUITE 1001 OCALA, FL 34474

NAOMI TRAINER, ESQ.
ZIMMERMAN LAW P.C.
ATTORNEYS FOR DEFENDANT
FIRST UNITED MORTGAGE BANKING CORP.
315 WALT WHITMAN ROAD, SUITE 215
HUNTINGTON STATION, NY 11746

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NEW YORK CITY TRANSIT ADJUDICATION BUREAU 130 LIVINGSTON STREET BROOKLYN, NY 11201

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD 66 JOHN STREET, 10TH FLOOR NEW YORK, NY 10038

NEW YORK CITY PARKING VIOLATIONS BUREAU 66 JOHN STREET, 10TH FLOOR NEW YORK, NY 10038

HECTOR PAPALEO 2319 BEDFORD AVENUE, 1ST FL BROOKLYN, NY 11226

FELIX OLMEDA 2319 BEDFORD AVENUE, 2ND FL BROOKLYN, NY 11226

DAVID ZADNOFF, ESQ.
ATTORNEY FOR DEFENDANT
CRIMINAL COURT OF THE CITY OF NEW YORK
125-01 QUEENS BLVD
KEW GARDENS, NY 11415

BERNARD J. TORDESILLAS, ESQ.
ATTORNEY FOR DEFENDANT
OFFICE OF LEGAL AFFAIRS
NEW YORK CITY DEPARTMENT OF FINANCE
375 PEARL STREET- 30TH FLOOR
NEW YORK, NY 10038

SIMCHA RIVKIN, CORPORATE COUNSEL
ATTORNEY FOR DEFENDANTS
NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD
350 JAY STREET, 8TH FL
BROOKYLN, NY 11201

CHARLANE ODETTA BROWN REFEREE 43 W 43RD STREET, STE 176 NEW YORK, NY 10036 FILED: KINGS COUNTY CLERK 11/19/2024 10:27

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KINGS COUNTY SUPREME COURT **AUCTION CALENDAR CLERK** 360 ADAMS STREET BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS 2319 BEDFORD AVENUE BROOKLYN, NY 11226

Sworn to before me on this _____ day

Christopher Then

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 20