

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, MCLP ASSET COMPANY, INC., Plaintiff, vs. VANESSA D FIGEUROA A/K/A VANESSA DULALIA FIGEUROA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on August 27, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, room 116, 60 Centre Street, New York, NY 10007 on February 19, 2025 at 2:15 p.m., premises known as 76 Madison Avenue, Unit #7A, New York, NY 10016. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 857 and Lot 1118 together with an undivided 3.41 percent interest in the Common Elements. Approximate amount of judgment is \$2,094,393.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850247/2023. Cash will not be accepted.

Allison Furman, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff