

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#generalforeclosure>

CHARLANE ODETTA BROWN, Esq., Referee

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

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

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
BROOKLYN, NY 11201

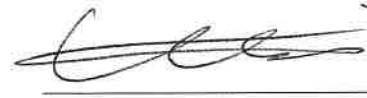
CHARLANE ODETTA BROWN
REFEREE
43 W 43RD STREET, STE 176
NEW YORK, NY 10036

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 19th day
of November, 2024

Nicole DePascale
NOTARY PUBLIC


Christopher Then

