

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

HERACLES ACQUISITION FUND X LLC, INDEX NO.: 522105/2020

Plaintiff(s),

AFFIDAVIT OF SERVICE
NOTICE OF SALE

vs.

BAPAZ 22 PATCHEN LLC, ET AL.,

Defendant(s).

STATE OF NEW YORK)

. SS.:

COUNTY OF SUFFOLK)

DENISE KEAVENEY, being duly sworn deposes and says: Deponent is not a party to this action, is over 18 years of age and resides in NASSAU COUNTY, New York.

That on October 10, 2024 deponent served the within NOTICE OF SALE upon the following parties, enclosed in post-paid, properly addressed and sealed wrappers, by depositing said wrappers in an official depository of the United States Postal Service within the State of New York.

BAPAZ 22 PATCHEN LLC
22 Patchen Avenue
Brooklyn, NY 11221

BIOLSI LAW GROUP P.C.
111 Broadway, Suite 606
New York, NY 10006

ALISHAEV LAW GROUP
Attn: David Alishaev, Esq.
100-15 Queens Boulevard, Suite 203
Forest Hills, NY 11375

MCS Shapiro Law Group PC
Attn: Mitchell Craig Shapiro, Esq.
3 Grace Avenue, Suite 100
Great Neck, NY 11021

Bank of America
206 Post Avenue
Westbury, NY 11590

NYC Department of Finance
Attn: Bernard J. Tordesillas, Esq.
375 Pearl Street, 30th Floor
New York, NY 10038

James Dixon
22 Patchen Avenue, 1st Floor
Brooklyn, NY 11221

John Doe
22 Patchen Avenue, 2nd Floor
Brooklyn, NY 11221

John Doe
22 Patchen Avenue, 3rd Floor
Brooklyn, NY 11221

John Doe
22 Patchen Avenue, 4th Floor
Brooklyn, NY 11221

Occupant
22 Patchen Avenue
Brooklyn, NY 11221

Anthony W. Vaughn, Jr., Esq., Referee
1200 US Highway 22 East, Suite 2000
Bridgewater, NJ 08807

Anthony W. Vaughn, Jr., Esq., Referee
300 Cadman Plaza West, 12th Floor
Brooklyn, NY 11201

Kings County Supreme Court
ATTN: Foreclosure Dept.
360 Adams Street
Brooklyn, NY 11201


DENISE KEAVENEY

SWORN TO BEFORE ME THIS
10th DAY OF OCTOBER, 2024


NOTARY PUBLIC

SUSAN R. RAMIREZ
Notary Public - State of New York
No. 01RA5002939
Qualified in Suffolk County
My Commission Expires Oct. 13, 2026

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF KINGS**

**HERACLES ACQUISITION FUND X LLC, Plaintiff - against - BAPAZ 22
PATCHEN LLC, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on April 4, 2024. I, the undersigned Referee will sell at public auction in room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on the 14th day of November, 2024 at 2:30 PM. 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.

Premises known as 22 Patchen Avenue, Brooklyn, New York 11221.

(Block: 1612, Lot: 48)

Approximate amount of lien \$2,940,000.00 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 522105/2020. Anthony W. Vaughn, Jr., Esq., Referee.

Bochner Law

Attorney(s) for Plaintiff

1040 Avenue of the Americas, 15th FL

New York, NY 10018

Tel. 646-971-0685

Dated: July 25, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.