

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TRUSTEE TO JPMORGAN
CHASE BANK, N.A., AS TRUSTEE
FIRST FRANKLIN MORTGAGE LOAN
TRUST 2005-FF1, MORTGAGE-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2005-FF1,

-against-

TZVIEL BARAK, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on August 1, 2024, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FF1, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-FF1 is the Plaintiff and TZVIEL BARAK, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on May 8, 2025 at 2:30PM, premises known as 1116 BERGEN AVENUE, UNIT 85, A/K/A 1116 BERGEN AVENUE, UNITS 85 AND 61, BROOKLYN, NY 11234; and the following tax map identification: 8343-1122 & 1164.

ALL THAT CERTAIN PIECE OR PARCEL OR REAL PROPERTY, WITH THE IMPROVEMENTS THEREIN CONTAINED, SITUATE AND BEING A PART OF A CONDOMINIUM IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS UNIT NO. 85, TOGETHER WITH A 1.0292% PERCENT UNDIVIDED INTEREST, AND UNIT NO. GAR. 61, TOGETHER WITH A .0941% PERCENT UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM ENTITLED GEORGETOWN VILLAGE CONDOMINIUM, MADE BY GEORGETOWN VILLAGE, INC. UNDER ARTICLE 9-B OF THE NEW YORK REAL PROPERTY LAW,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 521615/2021. Charlane Brown, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but**



**not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO
CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**