

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS**

KH 16 LENDER LLC,

Plaintiff,

- v -

KINGS HWY DEVELOPMENT 2 LLC, KINGS HWY  
DEVELOPMENT 3 LLC, KINGS HWY DEVELOPMENT 4  
LLC, ALBERT BABAEV, MEIR BABAEV, CRIMINAL  
COURT OF THE CITY OF NEW YORK, NYC BUREAU OF  
HIGHWAY OPERATIONS,

Defendants.

Index No.: 530875/2023

**NOTICE OF SALE  
(AND PUBLICATION OF  
SALE)****Premises:****1633 East 16th Street  
Brooklyn, New York  
(Block 6779, Lot 1)**

**PLEASE TAKE NOTICE** that, pursuant to an Order and Judgment of Foreclosure and Sale entered on November 20, 2024 (the “Judgment”), Anthony W. Vaughn, Jr., Esq., the court appointed Referee, will sell at public auction to the highest bidder in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, New York on January 30, 2025 at 2:30 p.m., the premises known as 1633 East 16<sup>th</sup> Street, Brooklyn, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings and State of New York: Block 6779, Lot 1. Approximate amount of Judgment is \$13,606,545.60, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. COVID-19 safety protocols will be followed at the foreclosure sale.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that has been/will be published in the Brooklyn Eagle pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for January 30, 2025, at 2:30 p.m.

Dated: New York, New York  
December 17, 2024

ANDRIOLA LAW, PLLC

/s/ James M. Andriola, Esq.

James M. Andriola, Esq.  
1385 Broadway, 22<sup>nd</sup> Floor  
New York, New York 10018  
(646) 209-9863  
*Attorneys for Plaintiff*

TO: Jacobs, P.C.  
595 Madison Avenue, 39th Floor  
New York, New York 10022  
*Attorneys for Defendants Kings Hwy Development 2 LLC,  
Kings Hwy Development 3 LLC, Kings Hwy Development 4, LLC,  
Albert Babaev and Meir Babaev  
Borrowers/Owners of Equity of Redemption and Guarantors  
Via NYSCEF*

Kings Hwy Development 2 LLC,  
Kings Hwy Development 3 LLC and  
Kings Hwy Development 4, LLC  
1633 East 16<sup>th</sup> Street  
Brooklyn, New York 11229  
*Borrowers/Owners of Equity of Redemption  
served at subject mortgaged premises  
Via First Class Mail*

Criminal Court of the City of New York  
c/o NYC Corporation Counsel  
100 Church Street  
New York, New York 10007  
*Non-Appearing Defendant  
Via First Class Mail*

NYC Bureau of Highway Operations  
c/o Hon. Sylvia O. Hinds-Radix  
Corporation Counsel of the City of New York  
Attorney for The City of New York  
100 Church Street, Room 3-118  
New York, New York 10007  
Attention: Joy Anakhu, Esq.  
**Via NYSCEF**

Anthony W. Vaughn, Jr., Esq.  
Law Office of Anthony W. Vaughn, Jr., LLC  
300 Cadman Plaza West  
One Pierrepont Plaza, 12<sup>th</sup> Floor  
Brooklyn, New York 11201  
*Referee*  
**Via First Class**

Kings County Foreclosure Department  
360 Adams Street  
Brooklyn, New York 11201  
**Via NYSCEF and Email**

**NOTICE OF SALE**

SUPREME COURT – KINGS COUNTY – KH 16 LENDER LLC, Plaintiff v. KINGS HWY DEVELOPMENT 2 LLC, et al., Defendants. Pursuant to an Order and Judgment of Foreclosure and Sale entered on November 20, 2024 (the “Judgment”), I will sell at public auction to the highest bidder in Room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, New York on January 30, 2025 at 2:30 p.m., the premises known as 1633 East 16<sup>th</sup> Street, Brooklyn, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Kings County and State of New York: Block 6779, Lot 1, as more particularly described in the Judgment. Approximate amount of Judgment is \$13,606,545.60, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index 530875/2023. COVID-19 safety protocols will be followed at the foreclosure sale.

Anthony W. Vaughn, Jr., Referee.

Andriola Law, PLLC, 1385 Broadway, 22<sup>nd</sup> Floor, New York, NY 10018, Attorneys for Plaintiff

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS**

KH 16 LENDER LLC,

Plaintiff,

- v -

KINGS HWY DEVELOPMENT 2 LLC, KINGS HWY  
DEVELOPMENT 3 LLC, KINGS HWY DEVELOPMENT 4  
LLC, ALBERT BABAEV, MEIR BABAEV, CRIMINAL  
COURT OF THE CITY OF NEW YORK, NYC BUREAU OF  
HIGHWAY OPERATIONS,

Defendants.

Index No.: 530875/2023

**AFFIRMATION OF  
SERVICE**

**James M. Andriola, Esq.**, an attorney duly admitted to practice in the Courts of the State of New York, affirms as follows under penalty of perjury:

I am a member of Andriola Law, PLLC. I am not a party to the action, am over 18 years of age and reside in New York, New York. On December 17, 2024, I served the foregoing **Notice of Sale (and Publication of Sale)**, by causing true and correct copies of the aforesaid documents to be filed and served as follows:

Jacobs, P.C.

595 Madison Avenue, 39th Floor

New York, New York 10022

*Attorneys for Defendants Kings Hwy Development 2 LLC,*

*Kings Hwy Development 3 LLC, Kings Hwy Development 4, LLC,*

*Albert Babaev and Meir Babaev*

*Borrowers/Owners of Equity of Redemption and Guarantors*

**Via NYSCEF**

Kings Hwy Development 2 LLC,

Kings Hwy Development 3 LLC and

Kings Hwy Development 4, LLC

1633 East 16<sup>th</sup> Street

Brooklyn, New York 11229

*Borrowers/Owners of Equity of Redemption*

*served at subject mortgaged premises*

**Via First Class Mail**

Criminal Court of the City of New York  
c/o NYC Corporation Counsel  
100 Church Street  
New York, New York 10007  
*Non-Appearing Defendant*  
**Via First Class Mail**

NYC Bureau of Highway Operations  
c/o Hon. Sylvia O. Hinds-Radix  
Corporation Counsel of the City of New York  
Attorney for The City of New York  
100 Church Street, Room 3-118  
New York, New York 10007  
Attention: Joy Anakhu, Esq.  
**Via NYSCEF**

Anthony W. Vaughn, Jr., Esq.  
Law Office of Anthony W. Vaughn, Jr., LLC  
300 Cadman Plaza West  
One Pierrepont Plaza, 12<sup>th</sup> Floor  
Brooklyn, New York 11201  
*Referee*  
**Via First Class**

Kings County Foreclosure Department  
360 Adams Street  
Brooklyn, New York 11201  
**Via NYSCEF and Email**

Dated: New York, New York  
December 17, 2024

/s/ James M. Andriola