

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

MUNICIPAL CREDIT UNION,

Plaintiff,

Against

EUNICE VALCIN, ET AL,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/12/2022, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 6/27/2024 at 2:30PM, premises known as 12161 Flatlands Avenue, Unit CC-3, Brooklyn, New York And Described As Follows:

That certain Condominium Unit, together with the appurtenant interests in the Common elements of the Fairfiled Towers Condominium (The "Condominium") (hereinafter collectively referred to as the "Unit") known By The Unit No. CC-3 Situate, Lying And Being In The Borough Of Brooklyn, County Of Kings, City And State Of New York. Together with Units 0.0906% interest in the common elements (as more fully set forth and defined in the Declaration).

Block 4414 Lot 1039

The approximate amount of the current Judgment lien is \$343,751.41 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 7812/2015

The premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

James Caffrey, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 4/25/2024 File Number: 20-303379 CA