

NOTICE OF SALEKINGS COUNTY CLERK
FILED

2025 JUL 10 P 12:06

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2022-INV1, Plaintiff, vs. AALEGE INC., ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 1, 2025, I, the undersigned Referee will sell at public auction at the Room 224 Of The Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on July 31, 2025 at 2:30 PM, premises known as 66 FORT GREENE PLACE, BROOKLYN, NY 11217. 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: 2097 , Lot: 71. Approximate amount of judgment is \$4,165,726.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 505331/2024.

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>

ANTHONY W. VAUGHN, JR., Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No.

SCHEDULE A
DESCRIPTIONBlock 2097 and Lot 71

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 Westerly side of Fort Greene Place (formerly Canton Street), distant 205 feet 6 inches Northerly from the Northwestern corner of Fort Greene Place and Fulton Avenue (now known as Fulton Street);

RUNNING THENCE Northerly along the Westerly side of Fort Greene Place, 22 feet;

THENCE Westerly parallel with LaFayette Avenue and part of the distance through a party wall, 100 feet;

THENCE Southerly parallel with Fort Greene Place, 22 feet;

THENCE Easterly parallel with LaFayette Avenue and part of the distance through a party wall, 100 feet to the point or place of BEGINNING.

Premises known as 66 Fort Greene Place, Brooklyn, New York 11217