

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, as Owner Trustee on Behalf of CSMC
2018-RPL12 Trust

Plaintiff(s),

-against-

Louis Desroches; Heureuse Desroches; John Doe
(Name Unknown) as John Doe #1,

Defendant(s)

Notice of Sale

Index Number: 525826/22

Premises: 1045 East 104th Street,
Brooklyn, New York 11236

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of
CSMC 201 8-RPL12 Trust

Plaintiff,

Against

Louis Desroches; Heureuse Desroches; John Doe (Name Unknown) as John Doe #1

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 05/13/2025, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 9/18/2025 at 2:30PM, premises known as 1045 East 104th Street, Brooklyn, New York 11236, and described as follows:

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 8231 Lot 21

The approximate amount of the current Judgment lien is \$672,530.71 plus interest and costs. 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.

Index # 525826/22

Scott H Siller, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 7/23/2025 File Number: 38350 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF KINGS Index Number 525826/22

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of
CSMC 2018-RPL12 Trust

Plaintiff(s),

-against-

Louis Desroches; Heureuse Desroches; John Doe (Name Unknown) as John Doe #1,
Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.
Attorneys for Plaintiff
Office and Post Office Address
255 Merrick Road
Rockville Centre, New York 11570
Telephone Number
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRYthat the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within
named court on ,201☐ NOTICE OF SETTLEMENTthat an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200