

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN  
ACQUISITION TRUST 2023-HB1,

-against-

MELVINA JOHNSON, 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 April 8, 2025, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2023-HB1 is the Plaintiff and MELVINA JOHNSON, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on December 4, 2025 at 2:30PM, the premises known as 21 VERONICA PLACE, BROOKLYN, NY 11226; tax map identification 5104-126; and description:

**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...**

Premises will be sold subject to provisions of filed Judgment Index No.: 507112/2022. Steven D. Cohn, Esq., as 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.**



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