

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, THE BANK OF NEW YORK MELLON, F/K/A AS THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12, Plaintiff, vs. ANTHONY THOMAS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 29, 2022 I, the undersigned Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201, on January 8, 2026 at 2:30 PM, premises known as 498 MADISON STREET, BROOKLYN, NY 11221. 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: 1644, Lot: 8. Approximate amount of judgment is \$960,153.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 510157/2016. 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>

DOMINIC JOSEPH FAMULARI, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.**Title No. FCL-107900-14 (File No. ORIG.106702)****SCHEDULE A
DESCRIPTION****Block 1644 and Lot 8**

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 Southerly side of Madison Street, distant 117 feet Easterly from the Southeasterly corner of Madison Street and Sumner Avenue;

RUNNING THENCE Southerly parallel with Sumner Avenue and part of the distance through a party wall, 100 feet;

THENCE Easterly parallel with Madison Street, 19 feet;

THENCE Northerly again parallel with Sumner Avenue and part of the distance through another party wall, 100 feet to the Southerly side of Madison Street;

THENCE Westerly along the said Southerly side of Madison Street, 19 feet to the point or place of BEGINNING.

Premises known as 498 Madison Street, Brooklyn, New York

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

----- X
THE BANK OF NEW YORK MELLON, F/K/A AS THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES 2007-12

Index No.: 510157/2016

Plaintiff(s),

-against-

ANTHONY THOMAS, ET AL.

**AFFIDAVIT OF
SERVICE**

Defendant(s).

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STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christian Zamora, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On December 12, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

ANTHONY THOMAS
498 MADISON STREET, 1ST FLOOR
BROOKLYN, NY 11221

SAMANTHA BARROWS
498 MADISON STREET, 1ST FLOOR
BROOKLYN, NY 11221

LAW OFFICES OF ELLIOT S SCHLISSEL
ATTORNEY FOR SAMANTHA BARROWS
497 MERRICK ROAD
LYNBROOK, NY 11563

CRIMINAL COURT OF THE CITY OF NEW YORK (KINGS)
120 SCHERMERHORN STREET
BROOKLYN, NY 11201

STATE OF NEW YORK
200 OLD COUNTRY ROAD
MINEOLA, NY 11501

KINGS COUNTY SUPREME COURT
360 ADAMS STREET
BROOKLYN, NY 11201

PORTFOLIO RECOVERY ASSOCIATES, LLC
C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK
1 COMMERCE PLAZA, 6TH FLOOR
ALBANY, NY 12210

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN CAMPUS, BUILDING #9
ALBANY, NY 12227

FIA CARD SERVICES, N.A.
3 MAIN STREET
HEMPSTEAD, NY 11550

NANCY T. SUNSHINE
COMMISIONER OF JURORS
360 ADAMS STREET
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY ENVIORNMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

UNITED STATES OF AMERICA (EASTERN DISTRICT)
271 CADMAN PLAZA
BROOKLYN, NY 11201

NEW YORK CITY TRANSIT ADJUCATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

THE BROOKLYN UNION GAS COMPANY D/B/A KEYSPAN ENERGY DELIVERY NEW
YORK
1 METRO TECH CENTER
BROOKLYN, NY 11201

FREMONT INVESTMENT & LOAN
C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK
1 COMMERCE PLAZA, 6TH FLOOR
ALBANY, NY 12210

ROBIN THOMAS
498 MADISON STREET – 1ST FLOOR
BROOKLYN, NY 11201

RAVEN THOMAS
498 MADISON STREET - 1ST FLOOR
BROOKLYN, NY 11201

DAWN HARDY
498 MADISON STREET - 2ND FLOOR
BROOKLYN, NY 11201

DOMINIC JOSEPH FAMULARI, ESQ.
REFEREE
6741 3RD AVENUE
BROOKLYN, NY 11220

KINGS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
360 ADAMS STREET
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
498 MADISON STREET
BROOKLYN, NY 11221

Christian Zamora
Christian Zamora

Sworn to before me on this 12 day

of December, 2025

Nicole Depascale
NOTARY PUBLIC

