

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR ISV TRUST 1A, Plaintiff, vs. DAYO PROPERTIES, LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 29, 2025, 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 July 10, 2025, at 2:30 PM, premises known as 234 EAST 92ND STREET, BROOKLYN, NY 11212. 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: 4627, Lot: 15. Approximate amount of judgment is \$892,153.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 522415/2024.

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>**

MICHAEL D. BENJAMIN, Esq., Referee

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

## ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. [REDACTED] (File No. Dayo)

SCHEDULE A  
DESCRIPTIONBlock 4627 and Lot 15

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 92nd Street, distant 200 feet Southerly from the corner formed by the intersection of the Westerly side of 92nd Street with the Southerly side of Winthrop Street;

RUNNING THENCE Westerly parallel with Winthrop Street and part of the distance through a party wall 100 feet;

THENCE Southerly parallel with East 92nd Street 25 feet;

THENCE Easterly parallel with Winthrop Street and through garage party wall 100 feet to the Westerly side of East 92nd Street;

THENCE Northerly along the Westerly side of East 92nd Street, 25 feet to the point or place of BEGINNING.

TOGETHER with an easement and right of way over the northerly 4 feet of the premises adjoining on the south for the purpose of a driveway for automobiles only from East 92nd Street to a garage erected or to be erected on the rear of the premises herein.

SUBJECT to an easement or right of way over the southerly 4 feet of the premises herein in favor of the premises adjoining on the south for the purpose of a driveway for automobiles from East 92nd Street to a garage erected on the rear of said adjoining premises.

Premises known as 234 East 92nd Street, Brooklyn, New York 11212

-----X

**Index No.:** 522415/2024

-against-

## AFFIDAVIT OF SERVICE

-----X

Christopher Then, being duly sworn, deposes and says:

On June 13, 2025, I enclosed a copy of the annexed **NOTICE** depositing a true copy of same enclosed in a postpaid properly addressed wrapper, depository under the exclusive care and custody of the United States Postal Service of New York to the following parties:

DAYO PROPERTIES LLC  
111 CARLETON AVENUE, SUITE 2B  
ISLIP TERRACE, NY 11752

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

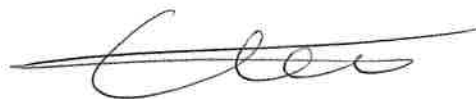
OLAWANDE AGUNLOYE  
27 ROXBOROUGH ROAD  
ROCHESTER, NY 14619

OLAWANDE AGUNLOYE  
234 EAST 92<sup>ND</sup> STREET  
BROOKLYN, NY 11212

MICHAEL D. BENJAMIN, ESQ.  
REFEREE  
LAW OFFICES OF MICHAEL D. BENJAMIN  
2429 EAST 71ST STREET  
BROOKLYN, NY 11234

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

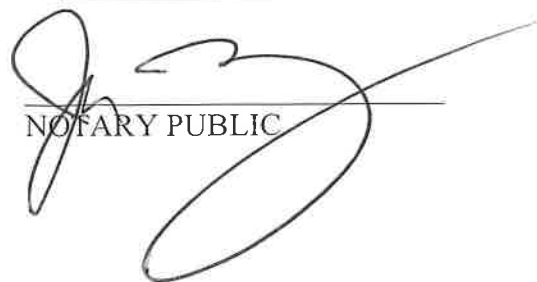
ANY AND ALL OCCUPANTS  
234 EAST 92ND STREET  
BROOKLYN, NY 11212



Christopher Then

Sworn to before me on this 13<sup>th</sup> day

of June, 2025

  
NOTARY PUBLIC

JOHN MUNNELLY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MU6208708  
Qualified in Nassau County  
My Commission Expires 07-06-2025