

NOTICE OF SALE SUPREME COURT KINGS COUNTY

MW CAPITAL GROUP LLC, Plaintiff against

MARY GISELE PAUL AS HEIR AT LAW AND NEXT OF KIN OF ZIT COPIN, IF LIVING, AND IF SHE BE DEAD, GRANTEES, MORTGAGEES, LIENORS, HEIRS, DEVISEES, DISTRIBUTES, OR SUCCESSORS IN INTEREST OF SUCH OF THEM AS MAY BE DEAD, AND THEIR HUSBANDS AND WIVES, HEIRS, DEVISEES, DISTRIBUTES, AND SUCCESSORS IN INTEREST, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO PLAINTIFF, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered May 15, 2025, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on September 4, 2025 at 2:30 PM. Premises known as 307 Legion Street, Brooklyn, New York 11212. Block 3582 Lot 24. 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. Approximate Amount of Judgment is \$1,302,285.44 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 5954/2013.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Michael Dennis Benjamin, Esq., Referee

File # 19-1686