NYSCEF DOC. NO. 69

INDEX NO. 10158/2012

RECEIVED NYSCEF: 12/17/2024

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS

TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. MARIE Y. CRAWFORD, ET

AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 15, 2024, 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 16, 2025, at 2:30 PM, premises known as 342 E 55TH STREET,

BROOKLYN, NY 11203. 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: 4726, Lot: 21. Approximate amount of judgment is \$726,243.85 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 10158/2012.

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#generalfor

eclosure

SIMON SHAMOUN, Esq., Referee

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

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HAIL ABSTRACT CORP.

## SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bound and described as follows:

BEGINNING at a point on the westerly side of East 55th Street, distant 326 feet 8 inches nontherly from the corner formed by the intersection of the westerly side of East 55th Street with the nontherly side of Tilden Avenue.

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

THENCE northerly parallel with East 55th Street, 18 feet 4 inches;

THENCE easterly again parallel with Tilden Avenue and part of the distance through a garage party wall, 100 feet to the easterly side of East 55th Street;

THENCE southerly along the westerly side of East 55th Street 18 feet 4 inches to the point or place of BEGINNING.

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A Plaintiff(s).

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-against-

MARIE Y. CRAWFORD ALICIA GILMORE AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK ) ss.:

COUNTY OF NASSAU )

Christopher Then, 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 Lecember 7, 2024, 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:

MARIE Y. CRAWFORD 342 E 55TH STREET BROOKLYN, NY 11203

ALICIA GILMORE 342 E 55TH STREET BROOKLYN, NY 11203

SIMON SHAMOUN, ESQ. KAMPESSIS & SHAMOUN, PLLC REFEREE 430 BAY RIDGE PKWY. BROOKLYN, NY 11209-2702

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

ANY AND ALL OCCUPANTS 342 E 55TH STREET BROOKLYN, NY 11203

Meember 202

NOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 20
7

Christopher Then