

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. VLADIMIR LEKHT, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 11, 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 2, 2025, at 2:30 PM, premises known as 3217 AVENUE P, BROOKLYN, NY 11234. 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: 7694, Lot: 3. Approximate amount of judgment is \$929,862.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 515634/2023.

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>

DORON LEIBY, Esq., Referee

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

Schedule A Description

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Title Number

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 being more particularly described:

BEGINNING at a point on the northerly side of Avenue P, distant 50 feet westerly from the corner formed by the intersection of the northerly side of Avenue P, with the westerly side of East 33rd Street;

RUNNING THENCE northerly parallel with East 33rd Street, 100 feet;

THENCE westerly parallel with Avenue P, 25 feet;

THENCE southerly parallel with East 33rd Street, and part of the distance through a party wall, 100 feet to the northerly side of Avenue P; and

THENCE easterly along the said northerly side of Avenue P, 25 feet to the point or place of BEGINNING.

TOGETHER with an easement and right of way for the purpose of a driveway for pleasure autos only,

into and over a strip of land 9 feet in width, bounded and described as follows:

On the east by the westerly side of East 33rd St. on the west a line drawn parallel with and distant 175 feet westerly from the westerly side of East 33rd Street; on the south by a line drawn parallel with and distant 95 feet 6 inches northerly from the northerly side of Avenue P; and on the north by a line parallel with and distant 104 feet 6 inches northerly from the northerly side of Avenue P.

SUBJECT to a similar easement and right of way for the purpose of a driveway for pleasure autos only, in favor of other owners in to and over the above described strip of land.

TOGETHER with an easement and right of way for the purpose of a driveway for pleasure autos in, to

and over a strip of land 4 feet 6 inches width by 95 feet 6 inches in depth fronting in the northerly side of Avenue P immediately adjoining the premises herein described on the easterly side thereof;

SUBJECT, HOWEVER to a similar easement and right of way for the purpose of driveway for pleasure autos only in, to and over a strip of land 4 feet 6 inches in width by 95 feet 6 inches in depth, fronting on the northerly side of Avenue P

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Schedule A Description- continued

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and being the easterly 4 feet 6 inches in width by 95 feet 6 inches in depth of the premises herein described.

SUBJECT to covenants and restrictions containing in deeds recorded in the Office of the Register of the County of Kings, in Liber 4376 of Conveyances Page 382, and the same covenants and restrictions recorded in Liber 4497 of Conveyances. Pages 194 and 195.

Premises Improved or to be
Improved by a One or Two Family
Dwelling

-----X

Index No.: 515634/2023

-against-

AFFIDAVIT OF SERVICE

----- X

Christopher Then, being duly sworn, deposes and says:

On December 2nd, 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:


COLIN BROWN
3217 AVENUE P, 2ND FLOOR
BROOKLYN, NY 11234

AVI SHAVRATOV
3217 AVENUE P, 2ND FLOOR
BROOKLYN, NY 11234

DORON LEIBY, ESQ.
REFEREE
32 BROADWAY FL 13
NEW YORK, NY 10004

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


ANY AND ALL OCCUPANTS
3217 AVENUE P
BROOKLYN, NY 11234



Christopher Then

Sworn to before me on this 2nd day

of December, 2024



NOTARY PUBLIC

