

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF KINGS

REGAIN CRF FUND I LLC, Plaintiff - against - ROY D. THOMAS, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 4, 2025. I, the undersigned Referee will sell at public auction in room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on the 10th day of April, 2025 at 2:30 PM. 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.

Premises known as 904 Mother Gaston Blvd., Brooklyn, NY 11212.

(Block: 3639, Lot: 46)

Approximate amount of lien \$438,540.47 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 517966/2023. Anthony W. Vaughn, Jr., Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 THOMAS, ROY-80335

Dated: February 5, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on February 11, 2025 , deponent served a true copy of the Notice of Sale upon:

Roy D.Thomas
904 Mother Gaston Blvd
Brooklyn, NY 11212

Roy D.Thomas
904 Mother Gaston Blvd, Apt. 1R
Brooklyn, NY 11212

Kings Supreme Court
320 Jay Street
Brooklyn, NY 11201

NYC Transit Adjudication Bureau
130 Livingston Street
Brooklyn, NY 11201

John Doe, name unknown s/h/a #1
904 Mother Gaston Blvd, Apt. 1L
Brooklyn, NY 11212

Jane Doe, name unknown s/h/a #1
904 Mother Gaston Blvd, Apt. 1L
Brooklyn, NY 11212

John Doe, name unknown s/h/a #2
904 Mother Gaston Blvd, Apt. 2L
Brooklyn, NY 11212

Jane Doe, name unknown s/h/a #2
904 Mother Gaston Blvd, Apt. 2L
Brooklyn, NY 11212

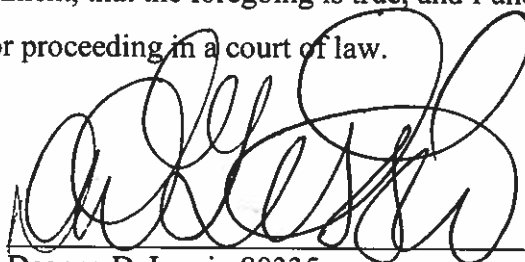
John Doe, name unknown s/h/a #3
904 Mother Gaston Blvd, Apt. 2R
Brooklyn, NY 11212

Jane Doe, name unknown s/h/a #3
904 Mother Gaston Blvd, Apt. 2R
Brooklyn, NY 11212

ANTHONY WAYNE VAUGHN Jr, Referee
300 Cadman Plaza West, 1 Pierrepont Plaza
Brooklyn, NY 11201

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 11th day of February, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Deanna DeLessio 80335