

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS**

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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-MX1

Index No.: 525917/2022

Plaintiff,

-against-

SHARON ROWE; DEBRAH HYLTON; WORKERS  
COMPENSATION BOARD OF NY STATE; NEW YORK  
CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK  
CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY  
TRANSIT ADJUDICATION BUREAU

**NOTICE OF SALE**Defendants.  
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SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated  
February 19, 2025 and entered herein on February 27, 2025, JOANN MONACO, ESQ., the  
Referee named in said Judgment, will sell in one parcel at public auction on the 24th day of  
APRIL, 2025 at 2:30 PM, the premises directed by said Judgment to be sold at public auction at  
the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201.  
Said premises is commonly known as, 783 SAINT JOHNS PLACE, BROOKLYN, NY 11216.

**SEE ATTACHED SCHEDULE "A"**

The approximate amount of the Judgment is \$248,247.24 plus interest thereon from  
October 31, 2022, together with costs, allowances, attorney's fees and expenses of sale as  
awarded by the Court in said Judgment.

Dated: April 10, 2025  
White Plains, New York

JOANN MONACO, Esq.  
Referee

KOSTERICH &amp; SKEETE, LLC



Attorneys for Plaintiff  
707 Westchester Ave, Suite 302  
White Plains, New York 10604  
914-395-0055

**DEFAULT SERVICES**

DIVISION OF

**FRONTIER ABSTRACT AND RESEARCH SERVICES, INC.****69 Cascade Drive, Suite 101, Rochester, NY 14614****SEARCH NO. 5149699****Schedule A- Description of the Premises**

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 northerly side of St. John's Place distant 200 feet easterly from the corner formed by the intersection of the northerly side of St. John's Place with the easterly side of Rogers Avenue;

RUNNING THENCE northerly, parallel with Rogers Avenue, 100 feet;

THENCE easterly parallel with St. John's Place, 16 feet 8 inches;

THENCE southerly again parallel with Rogers Avenue and part of the distance through a party wall, 100 feet the northerly side of St. John's Place;

THENCE westerly along the northerly side of St. John's Place, 16 feet 8 inches to the point or place of BEGINNING.

**783 St. Johns Place, Brooklyn, New York (Borough of Brooklyn/City of New York)  
Kings County  
BLOCK 1247 LOT 69**

SUPREME COURT - COUNTY OF KINGS.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MX1, Plaintiff -against- SHARON ROWE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 19, 2025 and entered on February 27, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on April 24, 2025 at 2:30 p.m. premises 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 northerly side of St. John's Place, distant 200 feet easterly from the corner formed by the intersection of the northerly side of St. John's Place with the easterly side of Rogers Avenue; being a plot 100 feet by 16 feet 8 inches by 100 feet by 16 feet 8 inches. Block: 1247 Lot: 69

Said premises known as 783 SAINT JOHNS PLACE, BROOKLYN, NY 11216

Approximate amount of lien \$248,247.24 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 525917/2022.

JOANN MONACO, ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

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