

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, JAMES B. NUTTER & COMPANY, Plaintiff, vs. DONNA A. MIMMS, Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 27, 2022 I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Room 224, 360 Adams Street, Brooklyn, NY 11201 on May 1, 2025 at 2:30 PM, premises known as 1033 EAST 52ND STREET, 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: 7736, Lot: 36. Approximate amount of judgment is \$220,621.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 516189/2017.

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>

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

LENORE S. DAVIS, Esq., Referee

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

SCHEDULE A - LEGAL DESCRIPTION

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 EASTERLY SIDE OF EAST 52ND STREET, DISTANT 127 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GLENWOOD ROAD, FORMERLY KNOWN AS AVENUE G WITH THE EASTERLY SIDE OF EAST 52ND STREET;

RUNNING THENCE EASTERLY PARALLEL WITH GLENWOOD ROAD AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET;

THENCE SOUTHERLY AND PARALLEL WITH EAST 52ND STREET, 21 FEET 6 INCHES;

THENCE WESTERLY AND AGAIN PARALLEL WITH GLENWOOD ROAD AND PART OF THE DISTANCE THROUGH ANOTHER PARTY WALL, 100 FEET TO THE EASTERLY SIDE OF EAST 52ND STREET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF EAST 52ND STREET, 21 FEET 6 INCHES TO THE POINT OR PLACE OF BEGINNING.

17-051259 - ByM

Drafter: Byron McCray

3 of 4

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

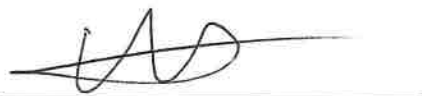
ANY AND ALL OCCUPANTS
1033 E 52ND STREET
BROOKLYN, NY 11234



Christopher Then

Sworn to before me on this 1st day

of April, 2025



NOTARY PUBLIC

