

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2021-NQM3, Plaintiff, vs. JP 845 LIVONIA CORP., ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 1, 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 September 19, 2024, at 2:30 PM, premises known as 845 LIVONIA AVENUE, BROOKLYN, NY 11207. 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: 4077, Lot: 55. Approximate amount of judgment is \$511,186.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 507714/2023.

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>

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.

BRIAN MCCAFFREY, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.**SCHEDULE A
DESCRIPTION****Block 4077 and Lot 55**

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, known on the tax maps of said City and County as Block 4077 Lot 55, bounded and described as follows:

BEGINNING at a point on the Northerly side of Livonia Avenue, distant 40 feet Easterly from the corner formed by the intersection of the Northerly side of Livonia Avenue and the Easterly side of Barbey Street;

RUNNING THENCE Northerly parallel with Barbey Street and part of the distance through a party wall, 40 feet;

THENCE Easterly parallel with Livonia Avenue, 20 feet;

THENCE Southerly again parallel with Barbey Street and part of the distance through another party wall, 40 feet to the Northerly side of Livonia Avenue;

THENCE Westerly along the Northerly side of Livonia Avenue, 20 feet to the point or place of BEGINNING.

Premises known as 845 Livonia Avenue, Brooklyn, New York 11207

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER
TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE
LOAN TRUST 2021-NQM3

Index No.: 507714/2023

Plaintiff(s),

-against-

JP 845 LIVONIA CORP., ET AL.

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 August 20, 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:

JP 845 LIVONIA CORP.
845 LIVONIA AVENUE
BROOKLYN, NY 11207

AMY PERETZ
845 LIVONIA AVENUE
BROOKLYN, NY 11207

AMY PERETZ
288 WHITMAN DRIVE
BROOKLYN, NY 11234

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
THE LOBBY OF BUILDING #9, W.A. HARRIMAN CAMPUS
ALBANY, NY 12227

MICHELE MIRRO, ESQ.
ATTORNEY FOR DEFENDANT
NEW YORK CITY DEPARTMENT OF FINANCE
OFFICE OF LEGAL AFFAIRS
375 PEARL STREET - 30TH FLOOR
NEW YORK, NY 10038

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET
NEW YORK, NY 10007

MICHAEL MARQUIS
845 LIVONIA AVENUE
BROOKLYN, NY 11207

TAH ALU
845 LIVONIA AVENUE
BROOKLYN, NY 11207

LYDIA GRACIA
845 LIVONIA AVENUE
BROOKLYN, NY 11207

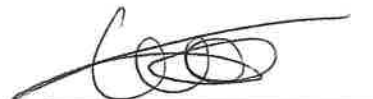
LUIS LAGUERRE
845 LIVONIA AVENUE
BROOKLYN, NY 11207

MAOR SHABAT
8143 189TH STREET
HOLLIS, NY 11423

BRIAN MCCAFFREY, ESQ.
REFEREE
8818 SUTPHIN BLVD
JAMAICA, NY 11435

ANY AND ALL OCCUPANTS
845 LIVONIA AVENUE
BROOKLYN, NY 11207

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



Christopher Then

Sworn to before me on this 20th day

of August, 2024

Nicole DePascale
NOTARY PUBLIC

