

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. FULTON LIBERTY CORP., ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 13, 2024, I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on February 13, 2025, at 2:30 PM, premises known as 440 BLAKE AVENUE, BROOKLYN, NY 11212. 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: 3780, Lot: 23. Approximate amount of judgment is \$843,983.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 510039/2022.

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>

SCOTT SILLER, Esq., Referee

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

Old Republic Title Insurance Company

Title Number: "

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SCHEDULE A 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, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Blake Avenue, distant 82.50 feet westerly from the corner formed by the intersection of the southerly side of Blake Avenue and the westerly side of Junius Street;

RUNNING THENCE southerly parallel with the westerly side of Junius Street, 100 feet;

THENCE westerly parallel with the southerly side of Blake Avenue, 17.50 feet;

THENCE northerly again parallel with the westerly side of Junius Street, 100 feet to the southerly side of Blake Avenue;

THENCE easterly along the southerly side of Blake Avenue, 17.50 feet to the point or place of BEGINNING.

SAID PREMISES being known as: 440 BLAKE AVENUE, BROOKLYN, NEW YORK 11212

SECTION: 12 BLOCK: 3780 LOT: 23

INSURE

3 of 5

COZY FUNDING, INC.
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

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

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NY 10007

ROBERT RAVENELL
440 BLAKE AVENUE, 1ST FLOOR
BROOKLYN, NY 11212

CARMALO JORDAN
440 BLAKE AVENUE, 1ST FLOOR
BROOKLYN, NY 11212

VERONICA IUIC
440 BLAKE AVENUE, 2ND FLOOR
BROOKLYN, NY 11212

CARLOS NUNEZ
440 BLAKE AVENUE, 2ND FLOOR
BROOKLYN, NY 11212

SCOTT H SILLER, ESQ.
REFEREE
706 EQUESTRIAN WAY
WESTBURY, NY 11590

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

ANY AND ALL OCCUPANTS
440 BLAKE AVENUE
BROOKLYN, NY 11212



Christopher Then

Sworn to before me on this 5th day
of January, 2025



NOTARY PUBLIC

