

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2019-INV3, Plaintiff, vs. 818 MAC DONOUGH LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 24, 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 March 6, 2025 at 2:30 PM, premises known as 818 MACDONOUGH STREET, BROOKLYN, NY 11233. 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: 1503, Lot: 20. Approximate amount of judgment is \$1,442,610.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 521781/2022.

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>

SIMON SHAMOUN, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. FCL-159606-21 (File No. Mac Donough)

**SCHEDULE A
DESCRIPTION****Block 1503 and Lot 20**

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 Southerly side of McDonough Street, distant 46 feet 3 1/2 inches Westerly from the corner formed by the intersection of the Southerly side of McDonough Street and the Southwesterly side of Broadway;

RUNNING THENCE Southerly at right angles with McDonough Street and part of the distance through a party wall, 100 feet;

THENCE Westerly parallel with McDonough Street, 18 feet 1 inch;

THENCE Northerly at right angles with McDonough Street, 100 feet to the Southerly side of McDonough Street;

THENCE Easterly along the same, 18 feet 1 inch to the point or place of BEGINNING;

Premises known as 818 Macdonough Street, Brooklyn, New York 11233

3 of 4

ASHER ALON
85-07 215TH STREET
HOLLIS HILLS, NY 11427

ASHER ALON
1767 FULTON STREET
BROOKLYN, NY 11233

MR. GIBBON
818 MACDONOUGH STREET
BROOKLYN, NY 11233

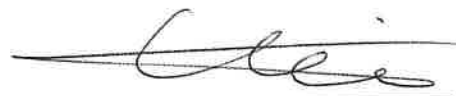
CAMERON HOYT
818 MACDONOUGH STREET
BROOKLYN, NY 11233

GREGG GIBBON
818 MACDONOUGH STREET
BROOKLYN, NY 11233

SIMON SHAMOUN, ESQ.
REFEREE
KAMPESSIS & SHAMOUN, PLLC
430 BAY RIDGE PKWY.
BROOKLYN, NY 11209-2702

ANY AND ALL OCCUPANTS
818 MACDONOUGH STREET
BROOKLYN, NY 11233

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



Christopher Then

Sworn to before me on this 5th day

of February, 2025



NOTARY PUBLIC

