

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. 1113 JEFFERSON LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 4, 2023, 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 12, 2024, at 2:30 PM, premises known as 1113 JEFFERSON AVE, BROOKLYN, NY, 11221. 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: 3381, Lot: 55. Approximate amount of judgment is \$1,169,255.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 507559/2022.

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.

SIMON SHAMOUN, Esq., Referee

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