KINGS COUNTY CLERK 09/17/2024

INDEX NO. 512523/2021

RECEIVED NYSCEF: 09/17/2024

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A

CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC

PARK LANE II TRUST 2019-1, Plaintiff, vs. 1207 ROGERS RESIDENCES LLC, ET AL., Defendant

(s).

NYSCEF DOC. NO. 68

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 22, 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 October 10, 2024, at 2:30 PM, premises known as 1207 ROGERS

AVENUE, BROOKLYN, NY 11226. 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: 5214, Lot: 32. Approximate amount of judgment is \$2,603,006.52 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 512523/2021.

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#generalfo

reclosure

ANTHONY VAUGHN, JR., Esq., Referee

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

1 of 5

NYSCEF DOC. NO. 68

INDEX NO. 512523/2021

RECEIVED NYSCEF: 09/17/2024

Aflantis National Services Issued on behalf of AmTrust Title Insurance Company

## SCHEDULE A

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 Rogers Avenue, distant 140 feet northerly from the northeast corner of Newkirk Avenue and Rogers Avenue;

Running thence easterly parallel with Newkirk Avenue and part of the distance through a party wall, 102 feet 6 inches;

Thence northerly parallel with Rogers Avenue, 20 feet;

Thence westerly again parallel with Newkirk Avenue and part of the distance through another party wall, 102 feet 6 inches to the easterly side of Rogers Avenue;

Thence southerly along the easterly side of Rogers Avenue, 20 feet to the point or place of BEGINNING.

Section/Block/Lor: Block 5214, Lot 32, Kings County

NYSCEF DOC. NO. 68

INDEX NO. 512523/2021

RECEIVED NYSCEF: 09/17/2024

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK

LANE II TRUST 2019-1

Plaintiff(s),

-against-

1207 ROGERS RESIDENCES LLC, ET AL.

AFFIDAVIT OF SERVICE

Index No.: 512523/2021

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 September 17, 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:

MICHAEL A. LEHRMAN, ESQ. ATTORNEY FOR DEFENDANTS 1207 ROGERS RESIDENCES LLC AND MALKIEL BERLIANSHIK 389 WILLOUGHBY AVENUE, SUITE 201 BROOKLYN, NY 11205

E&W WHOLESALE ELECTRICAL INC. C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

NYSCEF DOC. NO. 68

INDEX NO. 512523/2021

RECEIVED NYSCEF: 09/17/2024

TRI STATE LUMBER C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

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

SAM MAINTENANCE SERVICE C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

FORD MOTOR CREDIT COMPANY DBA LAND ROVER C/O THE SECRETARY OF STATE OF THE STATE OF NEW YORK 99 WASHINGTON AVENUE, 6TH FLOOR ALBANY, NY 12231

NYC ENVIRONMENTAL CONTROL BOARD 100 CHURCH STREET, 1ST FLOOR NEW YORK, NY 10007

ANTHONY W. VAUGHN, JR., ESQ. REFEREE 300 CADMAN PLAZA WEST, ONE PIERREPONT PLAZA, 12TH FLOOR BROOKLYN, NEW YORK 11201

ANY AND ALL OCCUPANTS 1207 ROGERS AVENUE BROOKLYN, NY 11226

NYSCEF DOC. NO. 68

INDEX NO. 512523/2021

RECEIVED NYSCEF: 09/17/2024

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

Christopher Then

Sworn to before me on this \_\_\_\_\_ day

of <u>September</u>, 2024

<u>Mude Delaucale</u>

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified In Suffolk County
Commission Expires April 29, 20