FILED: KINGS COUNTY CLERK 02/05/2025 10:23 AM

NYSCEF DOC. NO. 122

INDEX NO. 521781/2022

RECEIVED NYSCEF: 02/05/2025

**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#generalfor

eclosure

SIMON SHAMOUN, Esq., Referee

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

1 of 4

FILED: KINGS COUNTY CLERK 02/05/2025 10:23 AM

NYSCEF DOC. NO. 122

INDEX NO. 521781/2022

RECEIVED NYSCEF: 02/05/2045

## 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

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INDEX NO. 521781/2022

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SUPREME COURT OF THE STATE OF NEW YORK

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION TRUST 2019-INV3

Plaintiff(s),

Index No.: 521781/2022

-against-

818 MAC DONOUGH LLC, ET AL

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK ) ss.:

COUNTY OF KINGS

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 Following 5th, 2025, 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:

HENRY M. GRAHAM, ESQ.
ATTORNEY FOR DEFENDANT
818 MAC DONOUGH LLC AND ASHER ALON
LAW OFFICE OF HENRY GRAHAM P.C.
45 GLEN COVE RD. - 2ND FLOOR
GREENVALE, NY 11548

JOSEPH N. MISK, ESQ. ATTORNEY FOR DEFENDANT PRIVATE CAPITAL FUNDING CO., LLC 215-48 JAMAICA AVENUE QUEENS VILLAGE, NY 11428

ASHER ALON 818 MACDONOUGH STREET BROOKLYN, NY 11233

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NYSCEF DOC. NO. 122

RECEIVED NYSCEF: 02/05/2025

INDEX NO. 521781/2022

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

Sworn to before me on this \_

Christopher Then