

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, CITIMORTGAGE, INC., Plaintiff, vs. PHILLIP CHEUNG, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 24, 2025, 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 April 3, 2025, at 2:30 PM, premises known as 2876 WEST 33RD STREET, BROOKLYN, NY 11224. 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: 7006, Lot: 37. Approximate amount of judgment is \$451,931.99 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 507384/2023.

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>

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

PAUL GROMAN, Esq., Referee

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

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

All that certain plot, place 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 westerly side of West 33rd Street (70 feet wide) distant 125 feet northerly from the corner formed by the intersection of the westerly side of West 33rd Street and the northerly side of Mermaid Avenue (80 feet wide) and;

RUNNING THENCE westerly and parallel to Mermaid Avenue, and part of a distance through a party wall, 118 feet 9 3/4 inches to a point;

THENCE northerly and parallel to West 33rd Street, 21 feet 8 inches to a point;

THENCE easterly and parallel to Mermaid Avenue, and part of a distance through a party wall, 118 feet 9 3/4 inches to a point on the westerly side of West 33rd Street; and

THENCE southerly along the westerly side of West 33rd Street 21 feet 8 inches to the point or place of BEGINNING.

NOTE: Being Block(s) 7006, Lot(s) 37, Tax Map of the Borough of Brooklyn, County of Kings.

NOTE: Lot and Block shown for informational purposes only.