

## 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. 583 EVERGREEN GROUP LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 5, 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 November 14, 2024, at 2:30 PM, premises known as 583 EVERGREEN AVENUE, BROOKLYN, NEW YORK 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: 3396, Lot: 2. The approximate amount of judgment is \$926,678.87 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index # 523058/2023. 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>**

ANTHONY VAUGHN, JR., Esq., Referee

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

**Schedule A Description**

Title Number

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ALL that certain plot, piece or parcel of land, 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 northeasterly side of Evergreen Avenue distant 20 feet northwesterly from the corner formed by the intersection of the northeasterly side of Evergreen Avenue with the northwesterly side of Weirfield Street;

RUNNING THENCE northwesterly along the northeasterly side of Evergreen Avenue, 20 feet;

THENCE northeasterly parallel with Weirfield Street and part of the distance through a party wall, 80 feet;

THENCE southeasterly parallel with Evergreen Avenue, 20 feet;

THENCE southwesterly parallel with Weirfield Street and part of the distance through a party wall, 80 feet to the northeasterly side of Evergreen Avenue at the point or place of BEGINNING.

**FOR INFORMATION ONLY:**

Tax Designation:

County: Kings, City of New York

Tax Block: 3396

Tax Lot: 2

Address: 583 Evergreen Avenue, Brooklyn

3 of 4

ABRAHAM ZAGAI  
583 EVERGREEN AVENUE  
BROOKLYN, NY 11221

ABRAHAM ZAGAI  
153-29 79TH AVE  
FLUSHING, NY 11367

ABRAHAM ZAGAI  
1201 WILLIAM STREET  
HEWLETT, NY 11557

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE  
W.A. HARRIMAN STATE CAMPUS  
ALBANY, NY 12227

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

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

ANY AND ALL OCCUPANTS  
583 EVERGREEN AVENUE  
BROOKLYN, NY 11221

  
\_\_\_\_\_  
Christopher Then

Sworn to before me on this 23<sup>rd</sup> day

of October, 2024

  
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NOTARY PUBLIC

