

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1, Plaintiff, vs. 9415 107 STREET LLC, KRISTH N. RAMJEWAN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 12, 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 December 12, 2024, at 2:30 PM, premises known as 1391 EAST 95TH STREET, BROOKLYN, NY 11236. 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: 8241, Lot: 15. Approximate amount of judgment is \$441,252.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 511079/2023.

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>

MICHAEL D. BENJAMIN, Esq., Referee

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

Old Republic Title Insurance Company

Title Number:

SCHEDULE A DESCRIPTION

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 East 95th Street, distant 100 feet northerly from the corner formed by the intersection of the easterly side of East 95th Street and the northerly side of Avenue "L";

RUNNING THENCE easterly parallel with Avenue "L", 77 feet 10-1/2 inches (77.87 feet tax map) to the Brooklyn and Rockaway Beach Railroad Company;

THENCE northerly along the Brooklyn and Rockaway Beach Railroad Company, 30 feet 1/8 inch (30.01 feet tax map);

THENCE westerly parallel with Avenue "L", 77 feet 3/4 inches (77.06 feet tax map) to the easterly side of East 95th Street;

THENCE southerly along the easterly side of East 95th Street, 30 feet to the point or place of BEGINNING.

TOGETHER with Easement and Right of Way for purpose of a driveway, in, to and over a strip of land, 4 feet in width fronting on the easterly side of East 95th Street immediately adjoining premises herein described on North and running easterly to the rear of premises above described.

SUBJECT to a strip of land 4 feet in width fronting on the easterly side of East 95th Street, being the northerly 4 feet of premises herein described and running easterly to the rear of premises.

SAID PREMISES being known as: 1391 EAST 95TH STREET, BROOKLYN, NEW YORK 11236

SECTION: 24 BLOCK: 8241 LOT: 15

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Index No.: 511079/2023

-against-

9415 107 STREET LLC, et al

AFFIDAVIT OF SERVICE

Defendant(s).

-----X

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 November 14, 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:

VIVIAN M. WILLIAMS, ESQ., LLM
THE WILLIAMS FIRM PC
ATTORNEY FOR DEFENDANTS
9415 107 STREET LLC AND KRISTH N. RAMJEWAN
733 3RD AVENUE, 16TH FLOOR
NEW YORK, NY 10017

SHAWN FONTANELLE
1391 EAST 95TH STREET, 1ST FLOOR
BROOKLYN, NY 11236

ESSA ALKHADI
1391 EAST 95TH STREET, 1ST FLOOR
BROOKLYN, NY 11236

MARY JUCUTAN
1391 EAST 95TH STREET, 1ST FLOOR
BROOKLYN, NY 11236

ROSA DANDRIDGE
1391 EAST 95TH STREET, 1ST FLOOR
BROOKLYN, NY 11236

YONETTE FONTANELLE
1391 EAST 95TH STREET, 1ST FLOOR
BROOKLYN, NY 11236

KWAN JEAN
1391 EAST 95TH STREET, 2ND FLOOR
BROOKLYN, NY 11236

STACEY LEANDER
1391 EAST 95TH STREET 2ND FLOOR
BROOKLYN, NY 11236

KIMBER JEAN
1391 EAST 95TH STREET 2ND FLOOR
BROOKLYN, NY 11236

THOMAS LEWICKI
1391 EAST 95TH STREET 2ND FLOOR
BROOKLYN, NY 11236

MICHAEL D. BENJAMIN, ESQ.
REFEREE
2429 EAST 71ST STREET
BROOKLYN, NY 11234

MICHELE MIRRO, ESQ.
ATTORNEY FOR THE CITY OF NEW YORK
(DEPARTMENT OF FINANCE)
S/H/A NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
375 PEARL STREET, 30TH FLOOR
NEW YORK, NY 10038

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

ROACH & LIN P.C.
ATTORNEY FOR DEFENDANT
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE FOR FIDELITY & GUARANTY LIFE MORTGAGE TRUST
2018 -1
3851 JERICHO TURNPIKE, SUITE 185
SYOSSET, NY 11791

ANY AND ALL OCCUPANTS
1391 EAST 95TH STREET
BROOKLYN, NY 11236


Christopher Then

Sworn to before me on this 14th day

of November, 2024


NOTARY PUBLIC

