

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2021-NQM3, Plaintiff, vs. FRESH POND ROAD LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 17, 2024, I, the undersigned Referee will sell at public auction at the KINGS County Courthouse Room 224 of Kings County Supreme Court 360 Adams Street, Brooklyn, New York 11201, on October 17, 2024, at 2:30 PM, premises known as 112 HALL STREET, BROOKLYN, NY 11205. 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: 1890, Lot: 68. Approximate amount of judgment is \$1,019,540.91 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 537469/2022.

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>

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.

HELMUT BORCHERT, Esq., Referee

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

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 Westerly side of Hall Street, distant 344 feet Northerly from the Northwestern corner of Myrtle Avenue and Hall Street;

RUNNING THENCE Westerly parallel with Myrtle Avenue and part of the distance through the centre of a party wall, 100 feet;

THENCE Northerly parallel with Hall Street, 16 feet;

THENCE Easterly parallel with Myrtle Avenue and part of the distance through the centre of a party wall, 100 feet to the Westerly side of Hall Street; and

THENCE Southerly along the Westerly side of Hall Street, 16 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Being and intending to be the same premises as in Deed dated April 16, 2018 and recorded in the Kings County Clerk's Office on April 27, 2018 in CRFN 2018000141249.

Said premises also being known as 112 Hall Street, Brooklyn, New York.

MICHELE MIRRO, ESQ.
ATTORNEY FOR DEFENDANT
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
OFFICE OF LEGAL AFFAIRS
375 PEARL STREET - 30TH FLOOR
NEW YORK, NY 10038


MR. BORYS (FIRST NAME REFUSED)
112 HALL STREET
BROOKLYN, NY 11205

CLIFTON POWELL
112 HALL STREET
BROOKLYN, NY 11205

HELMUT BORCHERT, ESQ.
REFEREE
17 WASHINGTON AVE, GLEN HEAD, NY 11545
GLEN HEAD, NY 11545

ANY AND ALL OCCUPANTS
112 HALL STREET
BROOKLYN, NY 11205

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


Christopher Then

Sworn to before me on this 18 day

of September, 2024


NOTARY PUBLIC

