

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR INVICTUS RESIDENTIAL POOLER TRUST 2A, Plaintiff, vs. 93 JEFFERSON LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 1, 2022, I, the undersigned Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York on October 10, 2024 at 2:30 PM, premises known as 93 JEFFERSON STREET, BROOKLYN, NY 11206. 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: 3162, Lot: 34. Approximate amount of judgment is \$1,011,382.03 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 523543/2021. 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>

RICHARD ALAN KLASS, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No.

**SCHEDULE A
DESCRIPTION****Block 3162 and Lot 34**

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 Northerly side of Jefferson Street, distant 106 feet 5 and ½ inches more or less Westerly from the corner formed by the intersection of the Westerly side of Evergreen Avenue with the said Northerly side of Jefferson Street;

RUNNING THENCE Northerly at right angles or nearly so to Jefferson Street, 100 feet;

THENCE Westerly parallel with or nearly so with Jefferson Street, 22 feet;

THENCE Southerly and at right angles or nearly so to Jefferson Street and part of the way through a party wall, 100 feet to the Northerly side of Jefferson Street; and

THENCE Easterly along the same, 22 feet to the point or place of BEGINNING.

Premises known as 93 Jefferson Street, Brooklyn, New York 11206

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

----- X

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR INVICTUS RESIDENTIAL POOLER
TRUST 2A

Index No.: 523543/2021

Plaintiff(s),

-against-

93 JEFFERSON 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 September 17, 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:

93 JEFFERSON LLC
C/O THE SECRETARY OF STATE OF
THE STATE OF NEW YORK
99 WASHINGTON AVENUE
ALBANY, NY 12231

93 JEFFERSON LLC
C/O ASHER ALON
1697 BROADWAY
BROOKLYN, NY 11207

PRIVATE CAPITAL FUNDING CO., LLC
C/O THE SECRETARY OF STATE OF
THE STATE OF NEW YORK
99 WASHINGTON AVENUE
ALBANY, NY 12231

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

ALEXANDER ESQUVAR
93 JEFFERSON STREET, FLOOR 1
BROOKLYN, NY 11206

MRS. ESQUVAR
93 JEFFERSON STREET, FLOOR 1
BROOKLYN, NY 11206

MARIA SALVADOR
93 JEFFERSON STREET, FLOOR 1
BROOKLYN, NY 11206

MR. SALVADOR
93 JEFFERSON STREET, FLOOR 1
BROOKLYN, NY 11206

RICHARD ALAN KLASS, ESQ.
REFEREE
16 COURT STREET, FLOOR 28
BROOKLYN, NY 11241-1028

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

ANY AND ALL OCCUPANTS
93 JEFFERSON STREET
BROOKLYN, NY 11206


Christopher Then

Sworn to before me on this 17 day
of September, 2024


NOTARY PUBLIC

JOHN MUNNELLY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6208708
Qualified in Nassau County
My Commission Expires 07-06-2025