

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-6, Plaintiff, vs. 377 MILFORD CORPORATION, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 20, 2024, I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on March 6, 2025, at 2:30 PM, premises known as 377 MILFORD STREET, BROOKLYN, NY 11208. 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: 4277, Lot: 5. Approximate amount of judgment is \$1,285,681.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 509990/2024.

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>

JASON PAUL SACKOOR, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

SCHEDULE A
DESCRIPTIONBlock 4277 and Lot 5

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, known as designated on a certain map entitled, "Map of 520 Lots, situated in 26th Ward of the City of Brooklyn, being part of Homestead Farm of Peter Repelje, August 1887" J.V. Meserole, surveyed and filed in the Register's Office of Kings County on September 15, 1887, known and designated as the Lots 472 and 473 in Block 11, which said lots are laid down on said map and are bounded and described as follows:

BEGINNING at a point on the Easterly side of Milford Street, distant 270 feet Southerly from the corner formed by the intersection of the Southerly side of Blake Avenue with the Easterly side of Milford Street;

RUNNING THENCE Easterly parallel with Blake Avenue, 100 feet to the center line of the block;

THENCE Southerly along said center line of the block, 40 feet;

THENCE Westerly and again parallel with Blake Avenue, 100 feet to the Easterly side of Milford Street;

THENCE Northerly on said Easterly side of Milford Street, 40 feet to the point or place of BEGINNING.

Premises known as 377 Milford Street, Brooklyn, New York 11208

-----X

Index No.: 509990/2024

-against-

377 MILFORD CORPORATION, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

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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 February 5th, 2025, 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:

377 MILFORD CORPORATION
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

377 MILFORD CORPORATION
377 MILFORD STREET
BROOKLYN, NY 11208

RAJENDRA PERSAUD
377 MILFORD STREET, 2ND FLOOR
BROOKLYN, NY 11208

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
LOBBY OF BLDG #9, WA HARRIMAN CAMPUS
ALBANY, NY 12227

NEW YORK CITY DEPARTMENT OF FINANCE
100 CHURCH STREET
NEW YORK, NY 10007

FELISHA LAURIE
377 MILFORD STREET, 1ST FLOOR
BROOKLYN, NY 11208

NATALIE DOE
377 MILFORD STREET, 2ND FLOOR
BROOKLYN, NY 11208

SABRINA PERSAUD
377 MILFORD STREET, 2ND FLOOR
BROOKLYN, NY 11208

ADRIAN PERSAUD
377 MILFORD STREET, 2ND FLOOR
BROOKLYN, NY 11208

JASON PAUL SACKOOR, ESQ.
REFEREE
19-02 WHITESTONE EXPRESSWAY, SUITE 302,
WHITESTONE, NY 11357

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

ANY AND ALL OCCUPANTS
377 MILFORD STREET
BROOKLYN, NY 11208



Christopher Then

Sworn to before me on this 5th day

of February, 2025


NOTARY PUBLIC