

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1, Plaintiff, vs. 1207 ROGERS RESIDENCES LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 22, 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 October 10, 2024, at 2:30 PM, premises known as 1207 ROGERS AVENUE, BROOKLYN, NY 11226. 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: 5214 , Lot: 32. Approximate amount of judgment is \$2,603,006.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 512523/2021.

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>

ANTHONY VAUGHN, JR., Esq., Referee

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

Atlantis National Services
Issued on behalf of
AmTrust Title Insurance Company

SCHEDULE A

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 Rogers Avenue, distant 140 feet northerly from the northeast corner of Newkirk Avenue and Rogers Avenue;

Running thence easterly parallel with Newkirk Avenue and part of the distance through a party wall, 102 feet 6 inches;

Thence northerly parallel with Rogers Avenue, 20 feet;

Thence westerly again parallel with Newkirk Avenue and part of the distance through another party wall, 102 feet 6 inches to the easterly side of Rogers Avenue;

Thence southerly along the easterly side of Rogers Avenue, 20 feet to the point or place of BEGINNING.

Section/Block/Lot: Block 5214, Lot 32, Kings County

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Index No.: 512523/2021

-against-

AFFIDAVIT OF SERVICE

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TRI STATE LUMBER
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

JJS BUILDERS INC.
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

SAM MAINTENANCE SERVICE
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

FORD MOTOR CREDIT COMPANY DBA LAND ROVER
C/O THE SECRETARY OF STATE OF THE
STATE OF NEW YORK
99 WASHINGTON AVENUE, 6TH FLOOR
ALBANY, NY 12231

NYC ENVIRONMENTAL CONTROL BOARD
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

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

ANY AND ALL OCCUPANTS
1207 ROGERS AVENUE
BROOKLYN, NY 11226

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


Christopher Then

Sworn to before me on this 17 day

of September, 2024


NOTARY PUBLIC

