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December 9, 2024

John Doe
440 Amber Street, 3rd Floor Apt
Brooklyn, NY 11208

Roger Wagner
440 Amber Street
Brooklyn, NY 11208

John Doe
440 Amber Street, 3rd Floor Apt
Brooklyn, NY 11208

Leonard C. Spector, Esq.
Guardian Ad Litem for Defendant Roger Wagner
16 Court Street, Suite 2600
Brooklyn, NY 11241

John Doe
440 Amber Street, 2nd Floor Apt
Brooklyn, NY 11208

Occupant
440 Amber Street
Brooklyn, NY 11208

John Doe
440 Amber Street, 2nd Floor Apt
Brooklyn, NY 11208

Steven Naiman, Esq.
Court-Appointed Referee
485 Madison Avenue, Floor 16
New York, NY 10022

Narissa A. Joseph, Esq.
305 Broadway, Ste 1001
New York, NY 10007

Re: Wells Fargo Bank, N.A., etc. vs. Roger Wagner, et al.
Index #: 510220/2014

103438-1
Wells Fargo Bank, N.A., etc. v. Roger Wagner, et al.
Kings County Supreme Court, Index #: 510220/2014

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,
WOODS OVIATT GILMAN LLP

Amanda Sims
Amanda Sims

Clerk

This letter is an attempt to collect a debt. Any information will be used for that purpose.

103438-1

Wells Fargo Bank, N.A., etc. v. Roger Wagner, et al.
Kings County Supreme Court, Index #: 510220/2014

STATE OF NEW YORK
SUPREME COURT: COUNTY OF KINGS

WELLS FARGO BANK, N.A.

Plaintiff,

v.

ROGER WAGNER, ET AL,

Defendants.

**NOTICE OF SALE IN
FORECLOSURE**

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Kings County on October 8, 2019, and the Nunc Pro Tunc Order Amending the Judgment of Foreclosure and Sale duly entered in the Office of the Kings County Clerk on December 15, 2023 I, Steven Naiman, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on January 9, 2025 at Room 224 of the Kings County Supreme Court Supreme Court, 360 Adams Street, Brooklyn, NY, at 02:30 PM the premises described as follows:

440 Amber Street
Brooklyn, NY 11208
Block: 4518 Lot: 120

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Brooklyn, County of Kings, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 510220/2014 in the amount of \$861,956.60 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP
Attorneys for Plaintiff
500 Bausch & Lomb Place
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Tel.: 855-227-5072

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