FILED: KINGS COUNTY CLERK 08/27/2024 11:28 AM

NYSCEF DOC. NO. 344

INDEX NO. 505772/2015

RECEIVED NYSCEF: 08/27/2024

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

CHARLES CAMERON, DAVID COHAN IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 20, 2019, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on September 26, 2024 at 2:30PM, premises known as 162 Norwood Avenue, Brooklyn, NY 11208. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 3931, Lot 51. Approximate amount of judgment \$853,412.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #505772/2015. The aforementioned auction will be conducted in accordance with the KINGS County 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.

Shmuel D. Taub, Esq., Referee

Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221

15-001295

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SUPREME COURT STATE OF NEW YORK COUNTY OF KINGS

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15-001295 Index No. 505772/2015

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, N.A., Plaintiff

VS.

CHARLES CAMERON, DAVID COHAN IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; ET AL., Defendant(s)

Devin DeFrank, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on August 27, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

Shmuel Taub, Esq. 1466 60th St. Brooklyn, NY 11219

Dustin Bowman, Esq.
Attorney for Defendant Charles Cameron
80-02 Kew Gardens Road, Suite 600
Kew Gardens, NY 11415

Charles Cameron 162 Norwood Avenue Brooklyn, NY 11208

Charles Cameron 301 St. Nicholas Ave Apt 37 New York, NY 10027

Dustin Bowman, Esq. Attorney for Defendant David Cohan 80-02 Kew Gardens Road, Suite 600 Kew Gardens, NY 11415

David Cohan 162 Norwood Avenue Brooklyn, NY 11208 FILED: KINGS COUNTY CLERK 08/27/2024 11:28 AM

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Michael Kennedy Karlson Esq. Attorney for Norwood 162 Corp. 5030 Broadway, Suite 813 New York, NY 10034

Leonard C. Spector, Esq.
Guardian Ad Litem for David Cohan
16 Court Street, Suite 2600
Brooklyn, NY 11241-1026

I affirm on, August 27, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

Devin DeFrank