NYSCEF DOC. NO. 78

INDEX NO. 523058/2023

RECEIVED NYSCEF: 10/23/2024

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT

IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERUS SECURITIZATION

TRUST 2019-INV3, Plaintiff, vs. 583 EVERGREEN GROUP LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 5, 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 November 14, 2024, at 2:30 PM, premises known as 583 EVERGREEN AVENUE,

BROOKLYN, NEW YORK 11221. 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: 3396, Lot: 2. The approximate amount of judgment is \$926,678.87 plus

interest and costs. Premises will be sold subject to the provisions of filed Judgment Index # 523058/2023.

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 Tumpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

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## Schedule A Description

Title Number

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ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and descilbed as follows:

BEGINNING at a point on the northeasterly side of Evergreen Avenue distant 20 feet northwesterly from the corner formed by the Intersection of the northeasterly side of Evergreen Avenue with the northwesterly side of Weirfield Street;

RUNNING THENCE northwesterly along the northeasterly side of Evergreen Avenue, 20 feet;

THENCE northeasterly parallel with Weirfield Street and part of the distance through a party wall, 80 feet;

THENCE southeasterly parallel with Evergreen Avenue, 20 feet;

THENCE southwesterly parallel with Welrfleld Street and part of the distance through a party wall, 80 feet to the northeasterly side of Evergreen Avenue at the point or place of BEGINNING.

## FOR INFORMATION ONLY:

Tax Designation:

County: Kings, City of New York

Tax Block: 3396 Tax Lot: 2

Address: 583 Evergreen Avenue, Brooklyn

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS	
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR VERSUS SECURITIZATION TRUST 2019-INV3	Index No.: 523058/2023
Plaintiff(s),	
-against-	AFFIDAVIT OF
583 EVERGREEN GROUP LLC, et al	SERVICE
Defendant(s).	
**************************************	
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 You this action.	
On October 23 <sup>v</sup> , 2024, I enclosed a copy	of the annexed NOTICE
<b>OF SALE</b> by depositing a true copy of same enclosed in a postpaid pro in an official depository under the exclusive care and custody of the Ur	operly addressed wrapper,
within the State of New York to the following parties:	nica states i ostai soi vice

583 EVERGREEN GROUP LLC 583 EVERGREEN AVENUE BROOKLYN, NY 11221

583 EVERGREEN GROUP LLC C/O SECRETARY OF STATE OF THE STATE OF NEW YORK 99 WASHINGTON AVENUE ALBANY, NY 12231.

583 EVERGREEN GROUP LLC 153-29 79TH AVE FLUSHING, NY 11367

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ABRAHAM ZAGAI 583 EVERGREEN AVENUE BROOKLYN, NY 11221

ABRAHAM ZAGAI 153-29 79TH AVE FLUSHING, NY 11367

ABRAHAM ZAGAI 1201 WILLIAM STREET HEWLETT, NY 11557

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE W.A. HARRIMAN STATE CAMPUS ALBANY, NY 12227

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

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

ANY AND ALL OCCUPANTS 583 EVERGREEN AVENUE BROOKLYN, NY 11221

Christopher Then

Sworn to before me on this 23 d

-1-

2024

**NOTARY PUBLIC** 

STATE
OF NEW YORK

NOTARY PUBLIC

Nassau County
015T6363179

ON EXPIRES