

## NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ELEANOR SERRETTE MARTIN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 23, 2023, 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 September 19, 2024, at 2:30 PM, premises known as 774 A LAFAYETTE AVENUE, BROOKLYN, NY 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: 1792, Lot: 11. Approximate amount of judgment is \$502,342.84 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 501753/2015.

**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>**

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.

JOEL ABRAMSON, Esq., Referee

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



500-A Canal View Boulevard, Rochester, NY 14623 P: (888-250-9056 / F: 888-250-9057) [www.webtitle.us](http://www.webtitle.us)

### SCHEDULE A DESCRIPTION OF MORTGAGED PREMISES

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 southerly side of Lafayette Avenue, distant one hundred sixteen (116) feet three (3) inches easterly from the southeasterly corner of Lafayette Avenue and Throop Avenue;

RUNNING THENCE Southerly parallel with Throop Avenue and part of the distance through a party wall, one hundred (100) feet;

THENCE Easterly parallel with Lafayette Avenue, fifteen (15) feet nine and one-half (9 1/2) inches;

THENCE Northerly parallel with Throop Avenue and part of the distance through a party wall, one hundred (100) feet to the southerly side of Lafayette Avenue;

THENCE Westerly along the southerly side of Lafayette Avenue, fifteen (15) feet nine and one-half (9 1/2) inches to the point or place of BEGINNING.

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WILLARD SMITH  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

GARY BARRINGTON  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

HENRY CONNERS  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

CHARLES BOYD  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

LANCE BOYD  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

TAMIKA TELESFORD  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

KIM DUNN  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

SHIRLEY PRESCOTT  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

MARYANN BOYD  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

SARA BOYD  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK SOCIAL  
SERVICE DISTRICT  
100 CHURCH STREET, 1ST FLOOR  
NEW YORK, NY 10007

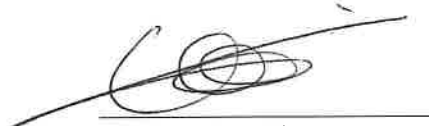
JOSHUA STIERS, ESQ.  
LAW OFFICE OF STEVEN COHEN, LLC  
ATTORNEY FOR DEFENDANT  
CLARK TERRY  
540 EAST 180TH STREET, SUITE 203  
BRONX, NY 10457

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

JOEL ABRAMSON, ESQ.  
REFEREE  
271 MADISON AVENUE, FL 22  
NEW YORK, NY 10016

ANY AND ALL OCCUPANTS  
774A LAFAYETTE AVENUE  
BROOKLYN, NY 11221

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

  
Christopher Then

Sworn to before me on this 20<sup>th</sup> day

of August, 2024

  
NOTARY PUBLIC

