

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 IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NRP MORTGAGE TRUST 1, Plaintiff, vs. BEST BUILD 1 LLC, ISAAC STERN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 23, 2024, I, the undersigned Referee will sell at public auction at Room 224 of Kings Court Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on January 9, 2025, at 2:30 P.M., premises known as 776 EAST 8TH STREET, UNIT 1, BROOKLYN, NY 11230. 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: 6495, Lot: 1101, together with an undivided 40% interest in the Common Elements. Approximate amount of judgment is \$876,037.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 516271/2021.

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>

MICHAEL D. BENJAMIN, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No

SCHEDULE A
DESCRIPTIONBlock 6495 Lot 1101

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being the Condominium Unit known as Unit No. 1 in the premises known as the 776 East 8th Street Condominium, located at 776 East 8th Street, Brooklyn, NY. Said Unit being designated and described as Unit No. 1 in the Declaration made by 774 Properties LLC pursuant to Article 9-B of the Real Property Law of the State of New York (the Condominium Act) establishing a plan for condominium ownership of said premises, which Declaration dated 03/28/2007 was recorded in the Office of the New York City Register of the County of Kings on 06/21/2007 in CRFN 2007000321793 and said unit being designated as Tax Lot No. 1101 in Block 6495 on the Tax Map of the City of New York for the Borough of Brooklyn and on the Floor Plans of the building in which the Unit is contained and filed with the Real Property Assessment Department of the City of New York as Condominium Plan No. 1770, and also filed in the said Register's Office of the City of New York for Kings County on 06/21/2007 in CRFN 2007000321794.

Together with any undivided 40% percent interest in the Common Elements.

The land on which the building is situated is described as follows:

BEGINNING at a point on the Westerly side of East 8th Street, distant 137 feet 8 inches Southerly from the corner formed by the intersection of the Westerly side of East 8th Street with the Southerly side of Foster Avenue, as said Foster Avenue is laid down on said map;

RUNNING THENCE Westerly, parallel with Avenue H, 120 feet 6 inches;

THENCE Southerly, parallel with East 8th Street, 60 feet;

THENCE Easterly, parallel with Avenue H, 120 feet 6 inches to the Westerly side of East 8th Street;

THENCE Northerly along the Westerly side of East 8th Street, 60 feet to the point or place of BEGINNING.

Premises known as 776 East 8th Street, Unit 1, Brooklyn, New York 11230

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS CAPACITY AS
CERTIFICATE TRUSTEE FOR NRP MORTGAGE TRUST

1

Plaintiff(s),

-against-

BEST BUILD 1 LLC, et al.

Index No.: 516271/2021

AFFIDAVIT OF SERVICE

Defendant(s).

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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 York and I am not a party to this action.

On December 12, 2024, I enclosed a copy of the annexed **NOTICE OF SALE** 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 to the following parties:

BEST BUILD 1 LLC
776 EAST 8TH STREET, UNIT 1
BROOKLYN, NY 11230

BEST BUILD 1 LLC
2058 58TH STREET
BROOKLYN, NY 11204

JAY KIMMEL, AS NOMINEE
270 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY 10016

JAY KIMMEL, AS NOMINEE
33 MONTEBELLO COMMONS DR.
SUFFERN, NY 10901

ICE LENDER HOLDINGS LLC
ONE COMMERCE PLAZA,
99 WASHINGTON AVENUE
ALBANY, NY 12210

JEROME E. GOLDMAN, ESQ.
JEROME E. GOLDMAN ESQ, PC
ATTORNEY FOR DEFENDANT
ISAAC STERN
1216 48TH STREET
BROOKLYN, NY 11219

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

JANE DOE (NAME REFUSED)
776 EAST 8TH STREET, UNIT 1
BROOKLYN, NY 11230

MR. PERLSTEIN (FIRST NAME REFUSED)
776 EAST 8TH STREET, UNIT 1
BROOKLYN, NY 11230

MRS. PERLSTEIN (FIRST NAME REFUSED)
776 EAST 8TH STREET, UNIT 1
BROOKLYN, NY 11230

MICHAEL D. BENJAMIN, ESQ.
REFEREE
2429 EAST 71ST STREET
BROOKLYN, NY 11234

ANY AND ALL OCCUPANTS
776 EAST 8TH STREET, UNIT 1
BROOKLYN, NY 11230



Christopher Then

Sworn to before me on this 12th day

of December, 2024



NOTARY PUBLIC

