FILED: KINGS COUNTY CLERK 04/01/2025 01:13 PM

NYSCEF DOC. NO. 84

INDEX NO. 516189/2017

RECEIVED NYSCEF: 04/01/2025

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, JAMES B. NUTTER & COMPANY, Plaintiff, vs. DONNA

A. MIMMS, Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 27, 2022 I, the undersigned Referee

will sell at public auction at the Kings County Supreme Court, Room 224, 360 Adams Street, Brooklyn,

NY 11201 on May 1, 2025 at 2:30 PM, premises known as 1033 EAST 52ND STREET, BROOKLYN,

NY 11234. 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: 7736, Lot: 36. Approximate amount of judgment is \$220,621.54 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment Index # 516189/2017.

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

We b site: https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupreme Rules. shtml #general formula and the site of t

reclosure

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

LENORE S. DAVIS, Esq., Referee

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

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SCHEDULE A - LEGAL DESCRIPTION

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 EASTERLY SIDE OF EAST 52ND STREET, DISTANT 127 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GLENWOOD ROAD, FORMERLY KNOWN AS AVENUE G WITH THE EASTERLY SIDE OF EAST 52ND STREET;

RUNNING THENCE EASTERLY PARALLEL WITH GLENWOOD ROAD AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET;

THENCE SOUTHERLY AND PARALLEL WITH EAST 52ND STREET, 21 FEET 6 INCHES;

THENCE WESTERLY AND AGAIN PARALLEL WITH GLENWOOD ROAD AND PART OF THE DISTANCE THROUGH ANOTHER PARTY WALL, 100 FEET TO THE EASTERLY SIDE OF EAST **52ND STREET:**

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF EAST 52ND STREET, 21 FEET 6 INCHES TO THE POINT OR PLACE OF BEGINNING.

Drafter: Byron McCray

17-051259 - ByM

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS ____X Index No.: 516189/2017 JAMES B. NUTTER & COMPANY Plaintiff(s), -against-AFFIDAVIT OF SERVICE DONNA A. MIMMS 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 York and I am not a party to this action.

RICHARD B. LEFKOWITZ, ESQ.
ATTORNEY FOR DEFENDANT
DONNA A. MIMMS
1400 OLD COUNTRY ROAD - SUITE 108
WESTBURY, NY 11590

LENORE S. DAVIS, ESQ. REFEREE 125 LINDEN STREET WOODMERE, NY 11598 FILED: KINGS COUNTY CLERK 04/01/2025 01:13 PM

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KINGS COUNTY SUPREME COURT AUCTION CALENDAR CLERK 360 ADAMS STREET

ANY AND ALL OCCUPANTS 1033 E 52ND STREET BROOKLYN, NY 11234

BROOKLYN, NY 11201

Christopher Then

Sworn to before me on this __day

of 1/Pril , 2025

NOTARY PUBLIC

STATE
OF NEW YORK
NOTARY PUBLIC
RICHMOND COUNTY
OILIG91159

ANSSION EXPIRES