NYSCEF DOC. NO. 103

INDEX NO. 537469/2022

RECEIVED NYSCEF: 09/18/2024

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL

MORTGAGE LOAN TRUST 2021-NQM3, Plaintiff, vs. FRESH POND ROAD LLC, ET AL.,

Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 17, 2024, I, the undersigned Referee

will sell at public auction at the KINGS County Courthouse Room 224 of Kings County Supreme Court

360 Adams Street, Brooklyn, New York 11201, on October 17, 2024, at 2:30 PM, premises known as 112

HALL STREET, BROOKLYN, NY 11205. 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: 1890, Lot: 68. Approximate amount of judgment is

\$1,019,540.91 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index

# 537469/2022.

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#ge

neralforeclosure

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.

HELMUT BORCHERT, Esq., Referee

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

1 of 4

NYSCEF DOC. NO. 103

INDEX NO. 537469/2022

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## SCHEDULE A 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 Westerly side of Hall Street, distant 344 feet Northerly from the Northwesterly corner of Myrtle Avenue and Hall Street;

RUNNING THENCE Westerly parallel with Myrtle Avenue and part of the distance through the centre of a party wall, 100 feet;

THENCE Northerly parallel with Hall Street, 16 feet;

THENCE Easterly parallel with Myrtle Avenue and part of the distance through the centre of a party wall, 100 feet to the Westerly side of Hall Street; and

THENCE Southerly along the Westerly side of Hall Street, 16 feet to the point or place of BEGINNING.

## FOR INFORMATION ONLY:

Being and intending to be the same premises as in Deed dated April 16, 2018 and recorded in the Kings County Clerk's Office on April 27, 2018 in CRFN 2018000141249.

Said premises also being known as 112 Hall Street, Brooklyn, New York.

NYSCEF DOC. NO. 103

INDEX NO. 537469/2022

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2021-NQM3

Plaintiff(s),

-against-

FRESH POND ROAD LLC, ET AL.

AFFIDAVIT OF SERVICE

Index No.: 537469/2022

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.

On Some NOTICE, 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:

RICHARD BOCCIO, ESQ.
MALEWSKI, MALEWSKI AND BOCCIO, LLP
ATTORNEY FOR DEFENDANT
FRESH POND ROAD LLC AND ARTUR BORYS
657 MANHATTAN AVE
BROOKLYN, NY 11222

FRESH POND ROAD LLC 211 MONITOR STREET BROOKLYN, NY 11222

ARTUR BORYS 112 HALL STREET BROOKLYN, NY 11205

NYSCEF DOC. NO. 103

INDEX NO. 537469/2022

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MICHELE MIRRO, ESQ.
ATTORNEY FOR DEFENDANT
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
OFFICE OF LEGAL AFFAIRS
375 PEARL STREET - 30TH FLOOR
NEW YORK, NY 10038

MR. BORYS (FIRST NAME REFUSED) 112 HALL STREET BROOKLYN, NY 11205

CLIFTON POWELL 112 HALL STREET BROOKLYN, NY 11205

HELMUT BORCHERT, ESQ. REFEREE 17 WASHINGTON AVE, GLEN HEAD, NY 11545 GLEN HEAD, NY 11545

ANY AND ALL OCCUPANTS 112 HALL STREET BROOKLYN, NY 11205

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

Christopher Then

Sworn to before me on this \_\_\_\_\_ day

f September, 202

NOTARY PUBLIC