

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. MARIE Y. CRAWFORD, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 15, 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 January 16, 2025, at 2:30 PM, premises known as 342 E 55TH STREET, BROOKLYN, NY 11203. 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: 4726, Lot: 21. Approximate amount of judgment is \$726,243.85 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 10158/2012.

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>

SIMON SHAMOUN, Esq., Referee

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

HAIL ABSTRACT CORP.

SCHEDULE A

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, bound and described as follows:

BEGINNING at a point on the westerly side of East 55th Street, distant 326 feet 8 inches northerly from the corner formed by the intersection of the westerly side of East 55th Street with the northerly side of Tilden Avenue;

RUNNING THENCE westerly parallel with Tilden Avenue and part of the distance through a party wall, 100 feet;


THENCE northerly parallel with East 55th Street, 18 feet 4 inches;

THENCE easterly again parallel with Tilden Avenue and part of the distance through a garage party wall, 100 feet to the easterly side of East 55th Street;

THENCE southerly along the westerly side of East 55th Street 18 feet 4 inches to the point or place of BEGINNING.

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

ANY AND ALL OCCUPANTS
342 E 55TH STREET
BROOKLYN, NY 11203


Christopher Then

Sworn to before me on this 17th day

of December, 2024


NOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 2027