

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP2, Plaintiff, vs. OLAITAN ALLI, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 3, 2024, I, the undersigned Referee will sell at public auction at the Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on December 19, 2024 at 2:30 PM, premises known as 1363 SUTTER AVENUE, BROOKLYN, NEW YORK 11208. 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: 4254, Lot: 1. Approximate amount of judgment is \$557,554.71 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 526088/2023.

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>

CHARLANE BROWN, Esq., Referee

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

## Empire Abstract Corp.

Agent for

Fidelity National Title Insurance Company

Schedule A Description

Underwriter No.  
Title Number

Policy Number:

Revised: 02/24/2005  
Page 1

ALL that certain plot, piece or parcel of land, with 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 the corner formed by the intersection of the northerly side of Sutter Avenue with the easterly side of Autumn Avenue;

RUNNING THENCE northerly, along the easterly side of Autumn Avenue, 52.50 feet;

THENCE easterly and at right angles with the easterly side of Autumn Avenue, 18.90 feet

THENCE southerly and parallel with the easterly side of Autumn Avenue, 3.50 feet;

THENCE easterly, again at right angles to the easterly side of Autumn Avenue, 2.50 feet;

THENCE southerly and again parallel with the easterly side of Autumn Avenue, 4.00 feet;

THENCE easterly and again at right angles with the easterly side of Autumn Avenue, 23.62 feet to a point on the westerly line now or formerly of Wycoff Eldert;

THENCE southerly, along said line forming an interior angle with the last mentioned course of 89 degrees 45 minutes 39 seconds a distance of 45.00 feet to a point on the northerly side of Sutter Avenue;

THENCE westerly, along the northerly side of Sutter Avenue, 44.83 feet to the point or place of

BEGINNING.

Together with the benefits and subjects to the burdens of an Easement recorded in Liber 7487 page 1.

FOR INFORMATION ONLY:

SAID premises being known as 1363 Sutter Avenue, Brooklyn, New York.

Block 4254 Lot 1 on the Tax Map of the City of New York for Kings County.

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**Index No.: 526088/2023**

-against-

# AFFIDAVIT OF SERVICE

-----X

Christopher Then, being duly sworn, deposes and says:

On November 19<sup>th</sup>, 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:

LONG BEACH MORTGAGE COMPANY  
C/O SECRETARY OF STATE OF NEW YORK  
99 WASHINGTON AVE  
ALBANY, NY 12231

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 CHURCH STREET  
NEW YORK, NY 10007

CHARLANE BROWN, ESQ.  
REFEREE  
43 W 43RD ST, STE 176  
NEW YORK, NY 10036-7424

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

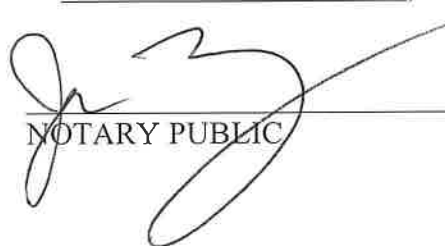
ANY AND ALL OCCUPANTS  
1363 SUTTER AVENUE  
BROOKLYN, NY 11208



Christopher Then

Sworn to before me on this 19<sup>th</sup> day

of November, 2024

  
NOTARY PUBLIC

JOHN MUNNELLY  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MU6208708  
Qualified in Nassau County  
My Commission Expires 07-06-2025