NYSCEF DOC. NO. 187

INDEX NO. 501753/2015

RECEIVED NYSCEF: 08/20/2024

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS

TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ELEANOR SERRETTE

MARTIN, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 23, 2023, 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 September 19, 2024, at 2:30 PM, premises known as 774 A LAFAYETTE AVENUE,

BROOKLYN, NY 11221. 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: 1792, Lot: 11. Approximate amount of judgment is \$502,342.84 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 501753/2015.

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#generalfo

reclosure

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.

JOEL ABRAMSON, Esq., Referee

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

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500-A Canal View Boulevard, Rochester, NY 14623 P: (888-250-9056 / F: 888-250-9057) www.webtite.us

SCHEDULE A DESCRIPTION OF MORTGAGED PREMISES

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 Kinge, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Lafayette Avenue, distant one hundred sixteen (116) feet three (3) inches easterly from the southeasterly corner of Lafayette Avenue and Throop Avenue:

RUNNING THENCE Southerly parallel with Throop Avenue and part of the distance through a party well, one hundred (100) feet;

THENCE Easterly parallel with LaFayette Avenue, fifteen (15) feet nine and one-half (9 1/2) inches;

THENCE Northerly parallel with Throop Avenue and part of the distance through a party wall, one hundred (100) feet to the southerly side of Lafayette Avenue;
THENCE Westerly along the southerly side of Lafayette Avenue, fifteen (15) feet nine and one-half (9 1/2) inches to the point or place of BEGINNING.

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F Plaintiff(s),

Index No.: 501753/2015

-against-

ELEANOR SERRETTE MARTIN AKA ELEANOR SERRETTE-MARTIN AKA ELEANOR SERRETTE, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)

or 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.

ALICE A NICHOLSON ESQ.
ATTORNEY FOR DEFENDANT
ELEANOR SERRETTE MARTIN AKA ELEANOR SERRETTE- MARTIN AKA ELEANOR
SERRETTE
26 COURT STREET, SUITE 1307
BROOKLYN, NY 12242

DAVID MARTIN 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

DAVID MARTIN 10537 FLATLANDS 8TH STREET BROOKYLN, NY 11236

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WILLARD SMITH 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

GARY BARRINGTON 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

HENRY CONNERS 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

CHARLES BOYD 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

LANCE BOYD 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

TAMIKA TELESFORD 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

KIM DUNN 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

SHIRLEY PRESCOTT 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

MARYANN BOYD 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

SARA BOYD 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

COMMISSIONER OF SOCIAL SERVICES OF THE CITY OF NEW YORK SOCIAL SERVICE DISTRICT 100 CHURCH STREET, 1ST FLOOR NEW YORK, NY 10007

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JOSHUA STIERS, ESQ. LAW OFFICEOF STEVEN COHEN, LLC ATTORNEY FOR DEFENDANT CLARK TERRY 540 EAST 180TH STREET, SUITE 203 BRONX, NY 10457

CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD 100 CHURCH STREET, 1ST FLOOR NEW YORK, NY 10007

JOEL ABRAMSON, ESQ. REFEREE 271 MADISON AVENUE, FL 22 NEW YORK, NY 10016

ANY AND ALL OCCUPANTS 774A LAFAYETTE AVENUE BROOKLYN, NY 11221

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

Christopher Then

Sworn to before me on this 2044 day

HUGIIST .20

MOTARY RUDING

NOTARY PUBLIC

NICOLE M. DEPASCALE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6391160
Qualified in Suffolk County
Commission Expires April 29, 20

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