

**REFEREE'S NOTICE OF SALE IN FORECLOSURE  
SUPREME COURT - COUNTY OF KINGS**

**LVN CORPORATION, Plaintiff - against - AGNETTA SOFER, et al Defendant(s).**  
Pursuant to a Judgment of Foreclosure and Sale entered on October 4, 2024. I, the undersigned Referee will sell at public auction in room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on the 5th day of December, 2024 at 2:30 PM. Borough of Brooklyn, County of Kings, City and State of New York.

Premises known as 1025 East 13th Street, Brooklyn, NY 11230.  
(Block: 6715, Lot: 77)

Approximate amount of lien \$1,620,398.20 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 507614/2014. Hattie Ragone, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 SOFER-65247

Dated: October 7, 2024

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**AFFIDAVIT OF MAILING**

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on October 15, 2024 deponent served a true copy of the Notice of Sale upon:

Agnetta Sofer  
1025 E 13th St  
Brooklyn, NY 11230

Agnetta Sofer  
1025 E 13th St, 2<sup>nd</sup> Floor  
Brooklyn, NY 11230

Harvey Sorid, Esq.  
Attorney for Defendant  
Agnetta Sofer  
358 RXR Plaza  
Uniondale, NY 11556

Debtone, LLC  
3619 18th Street  
Metairie, LA 70002

HSBC Mortgage Corporation (USA)  
One Commerce Plaza  
99 Washington Avenue  
Albany, NY 12231

HSBC Bank (USA)  
2929 Walden Avenue  
Depew, NY 14043

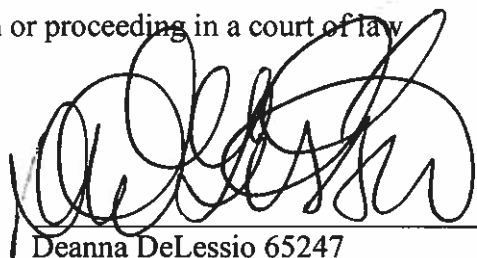
Avraham Sofer  
1025 E 13th St, 2<sup>nd</sup> Floor  
Brooklyn, NY 11230

Eva Friedland  
1025 E 13th St, 1<sup>st</sup> Floor  
Brooklyn, NY 11230

Hattie F. Ragone, Esq., Referee,  
26 Court Street, Ste 1611  
Brooklyn, NY 11242

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 15th day of October, 2024, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law

  
Deanna DeLessio 65247