

LEGAL POSTPONEMENT OF NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IOF III OF TRUST 1A, Plaintiff, vs. KEVON DANIEL, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 16, 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 November 21, 2024 at 2:30 PM, premises known as 827 EAST 57TH STREET, BROOKLYN, NY 11234. 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: 7761, Lot: 33. Approximate amount of judgment is \$703,912.03 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 532878/2023.

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. Prior sale was scheduled for November 7, 2024. **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>

DOMENICK NAPOLETANO, Esq., Referee

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

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No

**SCHEDULE A
DESCRIPTION****Block 7761 and Lot 33**

ALL that certain plot, piece or parcel of land, with the buildings and Improvements thereon erected¹ 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 Easterly side of 57th Street, distant 224 feet 8 inches Southerly from the corner formed by the intersection of the Easterly side of East 57th Street and the Southerly side of Avenue "H";

RUNNING THENCE Easterly, parallel With Avenue "H" and part of the distance through a party wall, 100 feet;

THENCE Southerly, parallel with East 57th Street, 18 feet;

THENCE Westerly, parallel with Avenue "H" and part of the distance through a party wall, 100 feet to the Easterly side of East 57th Street;

THENCE Northerly, along the Easterly side of East 57th Street, 18 feet to the point or place of BEGINNING.

Premises known as 827 East 57th Street, Brooklyn, New York 11234

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN
ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE FOR IOF III OF TRUST 1A

Index No.: 532878/2023

Plaintiff(s),

-against-

KEVON DANIEL, et al

AFFIDAVIT OF SERVICE

Defendant(s).

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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 October 24th, 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:

KEVON DANIEL
827 EAST 57TH STREET
BROOKLYN, NY 11234

KEVON DANIEL
833 LINCOLN PLACE
BROOKLYN, NY 11216

NEW YORK CITY PARKING VIOLATIONS AGENCY
100 CHURCH STREET
NEW YORK, NY 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
29 GALLATIN PLACE, 3RD FLOOR
BROOKLYN, NY 11201

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NY 11201

NEW ERA LENDING LLC
C/O AMERICHoice INCORPORATORS
1201 N. ORANGE STREET, SUITE 762
WILMINGTON, DE 19801

MARCUS DOE (LAST NAME REFUSED)
827 EAST 57TH STREET
BROOKLYN, NY 11234

DESIREE ROBINSON
827 EAST 57TH STREET
BROOKLYN, NY 11234

CALVIN ROBINSON
827 EAST 57TH STREET
BROOKLYN, NY 11234

DOMENICK NAPOLETANO, ESQ.
REFEREE
351 COURT STREET
BROOKLYN, NY 11231

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

ANY AND ALL OCCUPANTS
827 EAST 57TH STREET
BROOKLYN, NY 11234



Christopher Then

Sworn to before me on this 24th day

of October, 2024



NOTARY PUBLIC

