NYSCEF DOC. NO. 80

INDEX NO. 520497/2023

RECEIVED NYSCEF: 04/01/2025

**NOTICE OF SALE** 

SUPREME COURT COUNTY OF KINGS, METROPOLITAN LIFE INSURANCE COMPANY,

Plaintiff, vs. KEVIN PAUL, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 4, 2025, I, the undersigned

Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street,

Brooklyn, New York 11201on May 1, 2025, at 2:30 PM, premises known as 1019 EAST 88TH STREET,

BROOKLYN, NY 11236. 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: 8040, Lot: 32. Approximate amount of judgment is \$825,984.43 plus

interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 520497/2023.

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#ge

neralforeclosure

STEVEN COHN, Esq., Referee

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

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In-House Number:

## SCHEDULE A

ALL that certain plot, piece or parcel of land, sinuste, lying and being in the Borough of Branklyn, County of Kings, City and Sinte of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of Church Lone with the Easterly side of East 88th Street;

RUNNING THENCE Northerly along the Ensurity side of East Sith Street, 30 feet 9 inches;

THENCE Easterly parallel with Avenue J, 100 feet,

THENCE Southerly parallel with East 88th Street, 24 fact 9 1/2 inches to the Northerly side of Church Lanc, THENCE Westerly along the Northerly side of Church Lane, 100 feet 2 1/2 inches to the point or place of BEGINISMO.

Section 24, Block 8040, Lot 32

KR G P

First American Title Insurance Company Northeast Abstract & Title Agency, Inc. 500 South Salina Street Suite 816, Syracuse, NY 13202

) ss.:

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

METROPOLITAN LIFE INSURANCE COMPANY
Plaintiff(s),

-againstKEVIN PAUL, ET AL.

Defendant(s).

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 April 4, 2025, 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:

KEVIN PAUL 1019 EAST 88TH STREET BROOKLYN, NY 11236

STATE OF NEW YORK )

COUNTY OF NASSAU )

KEVIN PAUL 1061 E. 94TH STREET BROOKLYN, NY 11236

GISELE PAUL 1019 EAST 88TH STREET BROOKLYN, NY 11236

GISELE PAUL 1061 E. 94TH STREET BROOKLYN, NY 11236

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SHIRLEY RICHEMOND 1019 EAST 88TH STREET, 1<sup>ST</sup> FLOOR BROOKLYN, NY 11236

CERIN CERPIN 1019 EAST 88TH STREET, 1<sup>ST</sup> FLOOR BROOKLYN, NY 11236

LYNN GILFORD 1019 EAST 88TH STREET, 2<sup>ND</sup> FLOOR BROOKLYN, NY 11236

JORGE CINTRON 1019 EAST 88TH STREET, 2<sup>ND</sup> FLOOR BROOKLYN, NY 11236

STEVEN COHN, ESQ. REFEREE 16 COURT STREET, STE 2304 BROOKLYN, NY 11241

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

ANY AND ALL OCCUPANTS 1019 EAST 88TH STREET BROOKLYN, NY 11236

Christopher Then

Sworn to before me on this \_\_\_\_\_ day

of April 200

JOHN MUNNELLY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6208708
Qualified in Nassau County
My Commission Expires 07-06-20215