

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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The Bank of New York Mellon Trust Company N.A. as  
Trustee for Mortgage Assets Management Series I Trust,

Plaintiff,

Index No. 0014474/2012

-against-

**NOTICE OF SALE**

Public Administrator of Kings County as Administrator  
of the Estate of Irma G. Simpson a/k/a Irma Simpson,  
deceased, Mary E. Green as heir at law to Rochester  
Green as heir at law, next of kin and distributee of the  
Estate of Irma G. Simpson a/k/a Irma Simpson, deceased,  
Herman Green as heir at law, next of kin and distributee  
of the Estate of Irma G. Simpson a/k/a Irma Simpson,  
deceased, Frank Green as heir at law, next of kin and  
distributee of the Estate of Irma G. Simpson a/k/a Irma  
Simpson, deceased, Secretary of Housing and Urban  
Development, City of New York Environmental Control  
Board, People of the State of New York (Nassau D.A.),  
Criminal Court of the City of New York, New York State  
Department of Taxation and Finance – TCD Child  
Support Enforcement Section, City of New York  
Department of Transportation Parking Violations Bureau,  
City of New York Transit Adjudication Bureau, New  
York State Department of Taxation and Finance – Tax  
Compliance Division – C.O. – ATC, Internal Revenue  
Service – United States of America, John Smith sued  
herein as John Doe #1, Jane Smith sued herein as John  
Doe #2, Mohammed Smith sued herein as John Doe #3,  
and Mohammed Smith sued herein as John Doe #4,

Hon. Mark I. Partnow, J.S.C.

**Foreclosure of**

659 Euclid Avenue  
Brooklyn, NY 11208

Defendants.

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Pursuant to a Judgment of Foreclosure and Sale dated January 24, 2022 and duly entered  
in the above-entitled action in the Kings County Clerk’s Office on July 14, 2022 (the  
“Judgment”), Gregory T. Cerchione, Esq., the Referee, duly appointed in this action for such  
purpose, will sell in one parcel at public auction to be held at the Kings County Courthouse  
located at 360 Adams Street, Brooklyn, New York, in Room 224 on June 27, 2024, at 2:30 p.m.,  
the premises described by said Judgment to be sold and therein described as follows:

ALL that certain plot, piece or parcel of land situate lying and being in the Borough of Brooklyn,  
County of Kings, City and State of New York, being more particularly bounded and described as  
follows:

Beginning at a point on the easterly side of Euclid Avenue, distant 158 Feet 6 inches southerly from the corner formed by the intersection of the easterly side of Euclid Avenue and the southerly side of Blake Avenue;

Running thence easterly parallel with Blake Avenue and part of the distance through a party wall, 100 feet;

Thence southerly parallel with Euclid Avenue, 20 feet;

Thence westerly and again parallel with Blake Avenue and part of the distance through another party wall, 100 feet to the easterly side of Euclid Avenue;

Thence northerly along side easterly side of Euclid Avenue, 20 feet to the point or place of beginning.

Said mortgaged premises being known in the County of Kings, State of New York, as Block 4281 Lot 17, commonly known as 659 Euclid Avenue, Brooklyn, New York 11208, and shall be offered as a whole and sold off to the highest bidder under the following terms:

Subject to any facts that an inspection of the premises would disclose; any state of facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record; any building and zoning ordinances of the municipality in which the premises is located and possible violations of same; any rights of any tenants or persons in possession of the premises; prior liens of record, if any, except those liens addressed in section 1354 of the Real Property Actions and Proceedings Law; and any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale.

Subject also to each and every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is the sum of \$537,988.27, plus interest, and Plaintiff's advances, costs and expenses, all due as per the Judgment.

A copy of the terms of sale can be obtained from Robert J. Malatak, Esq., c/o Windels Marx Lane & Mittendorf, LLP, 156 West 56<sup>th</sup> Street, 23<sup>rd</sup> Floor, New York, New York 10019, telephone (212) 237-1000, attorneys for mortgagee Bank of New York Mellon Trust Company,

N.A. as Trustee for Mortgage Assets Management Series I Trust as assignee for WVMF Funding LLC.

Dated: New York, New York  
May 17, 2024

**WINDELS MARX LANE & MITTENDORF, LLP**

By:           /s/ Robert J. Malatak          

Robert J. Malatak  
156 West 56th Street  
New York, New York 10019  
Tel.: 212) 237-1000  
*Attorneys for Plaintiff Bank of New York Mellon  
Trust Company, N.A. as Trustee for Mortgage  
Assets Management Series I Trust as assignee for  
WVMF Funding LLC*

Gregory T. Cerchione, Esq.  
*Referee*  
Subin, LLP  
150 Broadway  
New York, New York 10038

Public Administrator of Kings County,  
as Administrator of the Estate of Irma G. Simpson  
Attorney for the Public Administrator of Kings County  
2 Johnson Street  
Brooklyn, New York 11201

Mary E. Green, as heir at law to Rochester Green as heir at law, next of kin and distributee of the Estate of Irma G. Simpson a/k/a Irma Simpson for Rochester Green as heir at law, next of kin and distributee of the Estate of Irma G. Simpson a/k/a Irma Simpson  
661 Euclid Avenue  
Brooklyn, New York 11208

Herman Green as heir at law, next of kin and distributee of the Estate of Irma G. Simpson a/k/a Irma Simpson, deceased  
535 Parkside Avenue  
Apartment 1G  
Brooklyn, New York 11226

Frank Green as heir at law, next of kin and distributee of the Estate of Irma G. Simpson a/k/a Irma Simpson, deceased  
4319 Fairgreen Lane