

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. HENRY WILLIAMS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 31, 2017 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 25, 2025 at 2:30 PM, premises known as 1299 EAST 92ND STREET, BROOKLYN, NY 11236. 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, Block: 8219, Lot: 18. Approximate amount of judgment is \$745,261.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 16004/2013.

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#generalforeclosure>

GREGORY T. CERCHIONE, Esq., Referee

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

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, bounded and described as follows:

BEGINNING at a point on the Northeastly side of East 92nd Street, distant 271.54 feet Northwestly from the corner formed by the intersection of the Northeastly side of East 92nd Street with the Northwestly side of Avenue K;

RUNNING THENCE Northeastly along a course forming an interior angle of 92 degrees 31 minutes 30 seconds with the Northeastly side of East 92nd Street, 101.23 feet (Deed) 105.45 feet (Tax Map);

THENCE Northwestly along a course forming an interior angle of 87 degrees 17 minutes 28 seconds with the last course, 30.03 feet;

THENCE Southwestly parallel with the first course herein and part of the distance through a party wall, 101.14 feet (Deed) 106.77 feet (Tax Map); to the Northwestly side of East 92nd Street;

THENCE Southeastly along the Northeastly side of East 92nd Street, 30.03 feet to the point or place of BEGINNING.

"Amended 05/13/2008"

-----X

Index No.: 16004/2013

-against-

AFFIDAVIT OF SERVICE

-----X

Nicole DePascale, being duly sworn, deposes and says:

On September 2, 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:

LISA WILLIAMS
1299 EAST 92ND STREET
BROOKLYN, NY 11236

LISA WILLIAMS
68 NEW YORK AVENUE
FREEPORT, NY 11520

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

CRIMINAL COURT OF THE CITY OF NEW YORK
25 BEAVER STREET, 11TH FLOOR
NEW YORK, NY 10004

NANCY T. SUNSHINE - COMMISSIONER OF JURORS
360 ADAMS STREET
BROOKLYN, NY 11201

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 1ST FLOOR
NEW YORK, NY 10007

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
250 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NY 11788

WORLDWIDE ASSET PURCHASING, LLC
C/O CORPORATION SERVICE COMPANY
80 STATE STREET
ALBANY, NY 12207

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

UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE
271 CADMAN PLAZA, 7TH FLOOR
BROOKLYN, NY 11201

VALLEY NATIONAL BANK
740 VETERANS MEMORIAL HWY
HAUPPAUGE, NY 11788

ERIN SERVICES CO., LLC
99 WASHINGTON AVENUE, SUITE 1008
ALBANY, NY 12260

PRA III, LLC
120 CORPORATE BLVD., SUITE 100
NORFOLK, VA 23502

PROVIDIAN NATIONAL BANK
350 FIFTH AVENUE, SUITE 1200
NEW YORK, NY 10118

JAMAL WARD
1299 EAST 92ND STREET
BROOKLYN, NY 11236

JARRAD WARD
1299 EAST 92ND STREET
BROOKLYN, NY 11236

VINI BAWA
1299 EAST 92ND STREET
BROOKLYN, NY 11236

MR. PUELTO
1299 EAST 92ND STREET
BROOKLYN, NY 11236

DAISY WARD
1299 EAST 92ND STREET
BROOKLYN, NY 11236

HOLLY YENWOOD
1299 EAST 92ND STREET
BROOKLYN, NY 11236

TRACY SAUNDERS
1299 EAST 92ND STREET
BROOKLYN, NY 11236

PATRICIA PUELTO
1299 EAST 92ND STREET
BROOKLYN, NY 11236

GREGORY T. CERCHIONE, ESQ.
REFEREE
SUBIN ASSOCIATES LLP
150 BROADWAY, 23RD FLOOR
NEW YORK, NY 10038

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

ANY AND ALL OCCUPANTS
1299 EAST 92ND STREET
BROOKLYN, NY 11236


Nicole DePascale

Sworn to before me on this 2nd day

of September, 2025


NOTARY PUBLIC

JOHN MUNNELLY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6208708
Qualified in Nassau County
My Commission Expires 07-06-2029