

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST,

Plaintiff

AGAINST

WILLODENE KETCHAM-ROBINS AKA WILLODENE KETCHAM, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 11, 2025, I, the undersigned Referee will sell at public auction at the Courtroom 711, Bronx County Supreme Court, 851 Grand Concourse, Bronx, NY on November 17, 2025 at 2:15 PM, premises known as 1019 East 217th Street, Bronx, NY 10469. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, Block 4700, Lot 22. Approximate amount of judgment \$585,153.19 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #36047/2020E.

William J. Shepard, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-003507

SUPREME COURT STATE OF NEW YORK
COUNTY OF BRONX

19-003507

Index No. 36047/2020E

AFFIRMATION OF SERVICE BY MAIL

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST, Plaintiff

vs.

WILLODENE KETCHAM-ROBINS AKA WILLODENE KETCHAM, ET AL., Defendant(s)

Nolan Majors, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on October 16, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, 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.

Referee:

William J. Shepard, Esq.

4 Shari Ln

East Northport, NY 11731-4816

Willodene Ketcham-Robins AKA Willodene Ketcham
1019 East 217th Street, 1st & 2nd Floors
Bronx, NY 10469

I affirm on, October 16, 2025 under the 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.



Nolan Majors