

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----X  
WILMINGTON SAVINGS FUND SOCIETY,  
FSB, NOT INDIVIDUALLY BUT SOLELY AS  
TRUSTEE FOR FINANCE OF AMERICA  
STRUCTURED SECURITIES ACQUISITION  
TRUST 2019-HB1,

Plaintiff,

-against-

VENTA KRISTA CANTWELL, AS TRUSTEE OF  
THE AUSMA CERNOKS TRUST DATED APRIL  
15, 2016; UNITED STATES OF AMERICA  
ACTING ON BEHALF OF THE SECRECARTY  
OF HOUSING AND URBAN DEVELOPMENT,

Defendants.  
-----X

**INDEX NO. 500950/2022**

**NOTICE OF SALE**

**Mortgage Premises:**  
523 73rd Street  
Brooklyn, NY 11209

**PLEASE TAKE NOTICE** that the annexed is the Notice of Sale of the premises known  
as **523 73rd Street, Brooklyn, NY 11209**, directed to be sold on **September 18, 2025 at 2:30**  
**p.m.**, at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street,  
Brooklyn, NY 11201, in connection with the above captioned foreclosure action.

Dated: September 3, 2025  
New York, New York

**GREENSPOON MARDER LLP**  
*Attorneys for Plaintiff*

By: /s/ Angelo A. Regina  
Angelo A. Regina, Esq.  
1345 Avenue of the Americas, Suite 2200  
New York, NY 10105  
P: 212.524.5000

Copies to:

**VENTA KRISTA CANTWELL, AS TRUSTEE OF THE AUSMA CERNOKS TRUST**  
**DATED APRIL 15, 2016**  
**3350 ARDMORE ROAD**  
**CLEVELAND, OH 44120**

**UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF  
HOUSING AND URBAN DEVELOPMENT**

**C/O BETH P. SCHWARTZ, ESQ.**

**271 CADMAN PLAZA EAST**

**BROOKLYN, NY 11201**

**JONATHAN ENGEL, ESQ.**

**COURT APPOINTED REFEREE**

**2529 MILL AVENUE**

**BROOKLYN, NY 11234**

**NOTICE OF SALE**

SUPREME COURT COUNTY OF KINGS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, Plaintiff, vs. VENTA KRISTA CANTWELL, AS TRUSTEE OF THE AUSMA CERNOKS TRUST DATED APRIL 15, 2016, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report, Amend the Caption, and Judgment of Foreclosure and Sale duly entered on June 24, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on September 18, 2025 at 2:30 p.m., premises known as 523 73rd Street, Brooklyn, NY 11209. 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 5910 and Lot 69. Approximate amount of judgment is \$623,403.66 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #500950/2022.

Jonathan Engel, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys  
for Plaintiff