

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

21ST MORTGAGE CORPORATION AS MASTER SERVICER FOR CHRISTIANA TRUST,
A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR
KNOXVILLE 2012 TRUST, Plaintiff

AGAINST

JIN HUA LIN, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 19, 2023, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on December 17, 2025 at 2:15 PM, premises known as 44-46 Market Street, Unit 10A, New York, NY 10002. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, Block 274, Lot 1216. Approximate amount of judgment \$831,930.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850085/2018.

Clark Whitsett, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-002279

**SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK**

**19-002279
Index No. 850085/2018**

AFFIRMATION OF SERVICE BY MAIL

21ST MORTGAGE CORPORATION AS MASTER SERVICER FOR CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST, Plaintiff

vs.

JIN HUA LIN, ET AL., Defendant(s)

Cassidy Ertel, 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 November 17, 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:

**Clark A. Whitsett, Esq.
6605 Woodhaven Boulevard
Rego Park, NY 11374**

**Jin Hua Lin
320 W 38th St., Apt 731
New York, NY 10018**

**Kathleen A. Zebrowski, Esq.
Attorney for Defendant United States of America - Internal Revenue Service
86 Chambers Street
New York, NY 10007**

**Steven Seltzer, Esq.
Attorney for Defendant Renaissance Economic Development Corporation
125 Maiden Lane, Suite 507
New York, NY 10038**

I affirm on, November 17, 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.



Cassidy Ertel