

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

AGAINST

ROSEMARIE BAIRD, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 8, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on July 10, 2025 at 2:30 PM, premises known as 330 East 91st Street, Brooklyn, NY 11212. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block: 4645 Lot: 21. Approximate amount of judgment \$782,369.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #528542/2022.

Adam Kalish, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

21-001370

**SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS****21-001370
Index No. 528542/2022****AFFIRMATION OF SERVICE BY MAIL**

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, Plaintiff

vs.

Rosemarie Baird, 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 June 11, 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:

Adam Kalish, Esq.
182A 26th Street, Suite 2R
Brooklyn, NY 11232

Raymond Radow, Esq.
Attorney for Defendant Rosemarie Baird
1010 Northern Blvd, 1st Floor
Great Neck, New York 11021

I affirm on, June 11, 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