

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

LOIS COOPER, TIMOTHY PERKINS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 15, 2019, 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 September 4, 2025 at 2:30 PM, premises known as 1014 Halsey Street, Brooklyn, NY 11207. 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 3408 Lot 29. Approximate amount of judgment \$764,936.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #4416/2013.

Michael D. Benjamin, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-294703

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

**00-294703
Index No. 4416/2013**

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, N.A., Plaintiff

vs.

LOIS COOPER, TIMOTHY PERKINS, 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 August 5, 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.

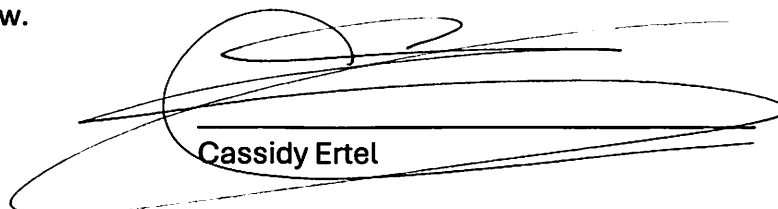
Referee:

**Michael Benjamin, Esq.
2429 E 71st St.
Brooklyn, NY 11234**

**Joshua Bronstein, Esq.
Attorney for Defendant Lois Cooper
114 Soundview Drive
Port Washington, NY 11050**

**Loretta E. Lynch, Esq.
Attorney for Defendant United States Of America Acting Through The IRS
271 Cadman Plaza East
Brooklyn, NY 11201**

I affirm on, August 5, 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