

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF KINGS**

SANTANDER BANK, N.A., Plaintiff - against - SHOSHANA SHTUL, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 14, 2025. I, the undersigned Referee will sell at public auction in room 224 of the Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on the 26th day of June, 2025 at 2:30 PM. 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, City of New York, County of Kings and State of New York.

Premises known as 4717 11th Avenue, Brooklyn, NY 11219.

(Block: 5627, Lot: 3)

Approximate amount of lien \$153,583.29 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 527099/2022. Cassandra Hyppolite, Esq., Referee.

Subject and subordinate to a mortgage in the amount of: \$325,000.00, Dated: May 17, 2005,

Recorded: June 28, 2005 in Crfn: 2005000368123.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY

Tel. 516/742-1212

Dated: April 16, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on April 25, 2025, deponent served a true copy of the Notice of Sale upon:

Shoshana Shtul
4712 11th Avenue
Brooklyn NY 11219

Israel L. Shtul
4712 11th Avenue
Brooklyn NY 11219

Cassandra Hyppolite, Esq., Referee
300 Cadman Plz W Fl 12
Brooklyn, NY 11201

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 25th day of April, 2025, under 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.

A handwritten signature in black ink, appearing to read 'Deanna DeLessio', is written over a horizontal line.

Deanna DeLessio 79522