

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

LEONI CAMPBELL-GOODLUCK A/K/A LEONI CAMPBELL GOODLUCK A/K/A LEONI
A. CAMPBELL-GOODLUCK, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 21, 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 September 11, 2025 at 2:30 PM, premises known as 3122 Neptune Avenue, Brooklyn, NY 11224. 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 7008 and Lot 6. Approximate amount of judgment \$397,672.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #502807/2016.

Justin Greenspan, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-002269

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

23-002269
Index No. 502807/2016

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.

LEONI CAMPBELL-GOODLUCK A/K/A LEONI CAMPBELL GOODLUCK A/K/A LEONI A. CAMPBELL-GOODLUCK, 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 12, 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:

Justin Greenspan, Esq.
135 W. 79th Street; Apt 7,
New York, NY 10024

Leoni Campbell-Goodluck
3122 Neptune Avenue
Brooklyn, NY 11224

Belinda Luu, Esq.
Attorney for Defendant Leoni Campbell-Goodluck
100 William Street, 6th Floor
New York, NY 10038

I affirm on, August 12, 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