

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**WILMINGTON TRUST, NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO
CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST II 2007-1, Plaintiff
AGAINST**

MARIE CHAVANNES, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 16, 2020, 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 November 7, 2024 at 2:30PM, premises known as 4589 Kings Highway, Brooklyn, NY 11234. 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 and State of New York, Block 7749, Lot 12. Approximate amount of judgment \$617,867.93 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #504024/2017. The aforementioned auction will be conducted in accordance with the KINGS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Jack Segal, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

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SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

17-000740
Index No. 504024/2017

AFFIRMATION OF SERVICE BY MAIL

WILMINGTON TRUST, NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS
ALT-A TRUST II 2007-1, Plaintiff
vs.
MARIE CHAVANNES, et al. , Defendant(s)

Devin DeFrank, 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 October 8, 2024, 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:

Jack Segal, Esq.
1131 East 5th Street
Brooklyn, NY 11230

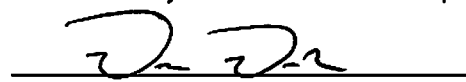
Frantzgermain Bernadin, Esq.
Attorney for Defendant Marie Chavannes
211 East 43rd Street, 7th Floor
New York, NY 10017

Marie Chavannes
73 Trafalgar Square
Lynbrook, NY 11563

Marie Chavannes
4589 Kings Highway
Brooklyn, NY 11234

Irwin Popkin, Esq.
Attorney for Defendant Blue Oak Holding Group, LLC
445 Broadhollow Rd., Ste 25
Melville, NY 11747-3645

I affirm on, October 8, 2024, 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.


Devin DeFrank