

SUPREME COURT - COUNTY OF KINGS.

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NRP MORTGAGE TRUST 1, Plaintiff -against- 399 SACKETT LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 7, 2023 and entered on September 27, 2023, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on February 20, 2025 at 2:30 p.m. premises situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows: BEGINNING at a point on the Northerly side of Sackett Street, distant 185 feet Westerly from the corner formed by the intersection of the Northerly side of Sackett Street with the Westerly side of Hoyt Street; being a plot 100 feet by 20 feet by 100 feet by 20 feet. Block: 422 and Lot: 53

Said premises known as 399 SACKETT STREET, BROOKLYN, NY 11231

Approximate amount of lien \$4,383,254.30 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 506678/2022.

STEPHEN A. SPINELLI, ESQ., Referee

The Camporeale Law Group PLLC

Attorney(s) for Plaintiff

585 Stewart Avenue, 770, Garden City, NY 11530

{* BKLYN DLY*}

AFFIRMATION OF SERVICE

MICHAEL E. CAMPOREALE, an attorney duly admitted to practice law in the State of New York, affirms the following to be true under the penalty of perjury:

I am a member of The Camporeale Law Group PLLC, 585 Stewart Avenue, Suite 770, Garden City, New York 11530.

That on January 17, 2025, I served the annexed NOTICE OF SALE, with supporting papers upon:

399 SACKETT LLC
399 SACKETT STREET
BROOKLYN, NY 11231

399 SACKETT LLC
208 LAKE DORA DRIVE
WEST PALM BEACH, FL 33411

SANDRA STUTZ
399 SACKETT STREET
BROOKLYN, NY 11231

SANDRA STUTZ
208 LAKE DORA DRIVE
WEST PALM BEACH, FL 33411

ROACH AND LIN P.C.
ATTORNEY FOR DEFENDANT
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE
TRUSTEE FOR NRP MORTGAGE TRUST I
6851 JERICHO TURNPIKE, SUITE 185
SYOSSET, NY 11791

PHILIP ZELINGER
ATTORNEY FOR DEFENDANT
SANDRA STUTZ
12001 GYR R BREWER BLVD
JAMAICA, NY 11434-2428

KINGS' COUNTY
SUPREME COURT COUNTY CLERK
360 ADAMS STREET
BROOKLYN, NY 11201

OCCUPANTS
399 SACKETT STREET
BROOKLYN, NY 11231

STEPHEN A. SPINELLI, ESQ.
REFEREE
659 BEMENT AVE
STATEN ISLAND, NY 10310-2901

at the address designated by said party for that purpose by first class regular mail, by placing a copy of same in a properly addressed envelope into the custody of **the United States Postal Service** by depositing it in an official depository for the United States Postal Service.

Dated: Garden City, New York
January 17, 2025

/s/ Michael E. Camporeale
MICHAEL E. CAMPOREALE