

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Plaintiff
AGAINST**

LYNETTE FRANCIS, STEPHEN FRANCIS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 22, 2023, 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 19, 2024 at 2:30PM, premises known as 590 Elton Street, Brooklyn, NY 11208. 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 4065, Lot 45. Approximate amount of judgment \$574,061.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #520302/2017. 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.

Steven Z. Naiman, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-004969

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

16-004969

Index No. 520302/2017

AFFIRMATION OF SERVICE BY MAIL

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA
TRUST 2015-1, Plaintiff
vs.
LYNETTE FRANCIS, STEPHEN FRANCIS, 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 August 20, 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:

Steven Z. Naiman, Esq.
485 Madison Avenue 16th floor
New York, NY 10022

Shannon C. McKinley, Esq.
Attorney for Defendant Lynette Francis
30 Forrest Drive
Lloyd Harbor, NY 11743

Lynette Francis
590 Elton Street
Brooklyn, NY 11208

Lynette Francis
753 Warwick Street
Brooklyn, NY 11207

Shannon C. McKinley, Esq.
Attorney for Defendant Stephen Francis
30 Forrest Drive
Lloyd Harbor, NY 11743

Stephen Francis
590 Elton Street
Brooklyn, NY 11208

Stephen Francis
753 Warwick Street
Brooklyn, NY 11207

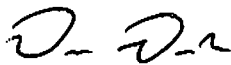
James R. McGinn, Esq.

Attorney for Defendant Workers' Compensation Board of NY State

328 State St., Judgment Unit

Schenectady, NY 12305-3201

I affirm on, August 20, 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