

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

**PATRICIA STOKES AKA PATRICIA L. STOKES; ROBERT STOKES AKA ROBERT W.
STOKES, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered January 15, 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 April 10, 2025 at 2:30PM, premises known as 39 72nd Street, Brooklyn, NY 11209. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Kings, City and State of New York, Block 5887, Lot 39. Approximate amount of judgment \$927,545.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #16328/2008.

Dominick R. Dale, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-006152

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

16-006152
Index No. 16328/2008

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.
PATRICIA STOKES AKA PATRICIA L. STOKES; ROBERT STOKES AKA ROBERT W. STOKES, ET AL., Defendant(s)

Kristen Fantry, 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 March 11, 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:
Dominick Dale, Esq.
70 02 Nansen Street Suite 500
Forest Hills, NY 11375

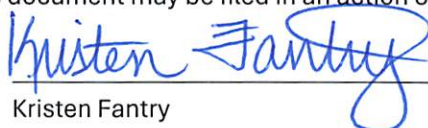
Raymond Radow, Esq.
Attorney for Defendant Patricia Stokes AKA Patricia L. Stokes
1010 Northern Blvd.
Great Neck, New York 11021

Patricia Stokes AKA Patricia L. Stokes
39 72nd Street
Brooklyn, NY 11209

Raymond Radow, Esq.
Attorney for Defendant Robert Stokes AKA Robert W. Stokes
1010 Northern Blvd.
Great Neck, New York 11021

Robert Stokes AKA Robert W. Stokes
39 72nd Street
Brooklyn, NY 11209

I affirm on, March 11, 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.



Kristen Fantry