

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

JOAN A BLACKMAN, TERRENCE R. BLACKMAN, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 6, 2024, 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 26, 2024 at 2:30PM, premises known as 1365 East 99th Street, Brooklyn, NY 11236. 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 8283, Lot 13. Approximate amount of judgment \$795,843.09 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #520824/2019. 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.

Gregory T. Cerchione, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-008242

SUPREME COURT STATE OF NEW YORK
COUNTY OF KINGS

18-008242

Index No. 520824/2019

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.

JOAN A BLACKMAN, TERRENCE R. BLACKMAN, 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 27, 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:

Gregory T. Cerchione, Esq.
150 Broadway Ave 23rd Floor
New York, NY 10038

Naomi Zeltser, Esq.
Attorney for Defendant Joan A. Blackman
16 Court Street, 28th Floor
Brooklyn, NY 11241

Joan A. Blackman
1365 East 99th Street
Brooklyn, NY 11236


Joan A. Blackman
544 E 26th Street, Floor 1
Brooklyn, NY 11210

Naomi Zeltser, Esq.
Attorney for Defendant Terrence R. Blackman
16 Court Street, 28th Floor
Brooklyn, NY 11241

Terrence R. Blackman
1365 East 99th Street
Brooklyn, NY 11236

Terrence R. Blackman
544 E 26th Street
Brooklyn, NY 11210

I affirm on, August 27, 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