

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. CHARLES ABRAHAM JR., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on July 25, 2025 at 10:00 a.m., premises known as 191-30 120 Avenue, Saint Albans, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12670 and Lot 14. Approximate amount of judgment is \$603,589.68 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700936/2023. Cash will not be accepted.

Fearonce G. La Lande, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff