

NOTICE OF SALE

Supreme Court County of Queens

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I, Plaintiff

AGAINST

Sharon Durant's unknown heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest, and generally all persons having or claiming, under, by or through said defendant, who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in and to the premises described in the complaint herein, Brandon Russell-Durant, Individually and as Heir to the Estate of Sharon Durant, Dwan Kelley, as Heir to the Estate of Sharon Durant, et al, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 5, 2025, I, the undersigned Referee, will sell at public auction at the Queens County Courthouse, 88-11 Sutphin Blvd., Second Floor Courtroom 25, Jamaica, NY 11435 on February 13, 2026 at 10:00 AM premises known as 129-19 144th Street, Jamaica, NY 11436. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Queens, State of New York, BLOCK: 12069, LOT: 144. Approximate amount of judgment is \$749,017.33 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 707824/2023.

The aforementioned auction will be conducted in accordance with the District and Suffolk County Auction Plan in effect at this time.

Scott H. Siller, Referee

FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP
53 Gibson Street
Bay Shore, NY 11706