

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WELLS FARGO BANK, N.A., Plaintiff against

RUSSELL MIRVILLE, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered December 20, 2016, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 30, 2026 at 10:00 AM. Premises known as 109-16 176th Street, St. Albans, NY 11433. Block 10267 Lot 44. All that certain plot, piece or parcel of land, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$628,388.65 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 711250/2021 f/k/a 19050/2009. Cash will not be accepted at the sale.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Joseph F Defelice, Esq., Referee

File # 2296-004744