

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, AJX MORTGAGE TRUST I, A DELAWARE TRUST, WILMINGTON SAVINGS FUND SOCIETY, FSB, TRUSTEE, Plaintiff, vs. MAKHAN SINGH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 25, 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 November 21, 2025 at 10:00 a.m., premises known as 121-15 97th Avenue, South Richmond Hill a/k/a Richmond Hill, NY 11419. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens and State of New York, Block 9459 and Lot 29. Approximate amount of judgment is \$765,816.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725242/2022.

Robert L. Howe, Esq, Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 223693-1