

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST, Plaintiff against

SEGUNDO A. DUTAN, 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 January 2, 2024, 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 November 21, 2025 at 10:00 AM. Premises known as 108-25 38th Avenue, Corona, NY 11368. Block 1778 Lot 63. All that certain plot, piece or parcel of land situate lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$772,358.33 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 720068/2022. 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.

Jais Forde, Esq., Referee

File # 2296-004084