

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR SC PARK LANE II TRUST 2019-1, Plaintiff, vs. 2962 GRAND DRIVE CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 29, 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 18, 2025 at 10:00 a.m., premises known as 86-43 Palermo Street, Hollis, NY 11423. 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 10517 and Lot 53. Approximate amount of judgment is \$1,261,667.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702989/2020.

Elizabeth Gill, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 200065-1