

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

PENNYMAC CORP., Plaintiff against

WENDY R. PADILLA, 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 May 27, 2016, and amended on May 20, 2025, 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 16, 2026 at 11:00 AM. Premises known as 23-67 19th Street, Astoria, NY 11105. Block 890 Lot 30. 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. Approximate Amount of Judgment is \$926,499.22 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 723264/2021 F/K/A 23710-09. 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.

Annette Lee, Esq., Referee

File # 2323-000133