

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, TD BANK, N.A., Plaintiff, vs. TEDDY A. WILLIAMS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 13, 2022, an Order Amending Judgement duly entered on June 24, 2025 and a Second Order Amending Judgement duly entered on September 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 February 13, 2026 at 10:00 a.m., premises known as 138-36 227th Street, Laurelton, NY 11413. 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 13140 and Lot 55. Approximate amount of judgment is \$557,725.55 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707569/2018.

Frank Bruno, Esq., Referee

Duane Morris, LLP, 22 Vanderbilt, 335 Madison Avenue, 23rd Floor, New York, New York 10017-4669, Attorneys for Plaintiff