

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

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

AGAINST

NANCY MINAYA AKA NANCY MARIA E. LORA, DENIA A. GILLERMO AKA DENIA A.
GUILLERMO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 15, 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, New York on August 8, 2025 at 11:00 AM, premises known as 150-16 Yates Road, Jamaica, NY 11433. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 10132, Lot 30. Approximate amount of judgment \$914,153.73 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709303/2021.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

20-003199