

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF CIM 2021-NR4, Plaintiff

AGAINST

LENNOX WHARTON; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 10, 2023, 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 July 25, 2025 at 10:00 AM, premises known as 132 Beach 27th Street, Far Rockaway, NY 11691. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 15818 Lot: 0093. Approximate amount of judgment \$586,838.77 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #715582/2021.

Martin D. Dehler, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

AYSNC265