

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN  
ACQUISITION TRUST 2024-HB2,

-against-

BLEN ABAO AS HEIR AND DISTRIBUTE OF THE ESTATE OF PRIM VENTURA, IF  
LIVING, AND IF SHE/HE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO  
PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR  
GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS  
ACTION, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and  
entered in the Office of the Clerk of the County of Queens on September 23, 2025, wherein  
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN  
ACQUISITION TRUST 2024-HB2 is the Plaintiff and BLEN ABAO AS HEIR AND  
DISTRIBUTE OF THE ESTATE OF PRIM VENTURA, IF LIVING, AND IF SHE/HE BE  
DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO  
MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE  
REAL PROPERTY DESCRIBED IN THIS ACTION, ET AL. are the Defendant(s). I, the  
undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE  
88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 11/14/2025 at  
11:00AM, premises known as 88-50 205TH STREET, HOLLIS, New York 11423; and the  
following tax map identification, -10497-29.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS  
AND IMPROVEMENTS THERON ERECTED, SITUATE, LYING AND BEING IN THE  
BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 721578/2019.  
Joseph N. Misk, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900  
Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All  
foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but  
not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO  
CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



19-389168 - StM

