

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

MUNICIPAL CREDIT UNION, Plaintiff against

TRACY WILLIAMS, et al Defendant(s)

Attorney for Plaintiff(s) Stern, Lavinthal & Frankenberg, LLC, 103 Eisenhower Parkway, Suite 100, Roseland, NJ 07068.

Pursuant to a Judgment of Foreclosure and Sale entered July 12, 2018 and an Order Extending Time to Set Sale entered May 9, 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 August 1, 2025 at 10:00 AM. Premises known as 177-11 137th Avenue, Springfield Gardens, NY 11434. Block 12991 Lot 42. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Springfield Gardens in the Fourth Ward of the Borough of Queens, County of Queens, City and State of New York. Approximate Amount of Judgment is \$288,935.80 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 708606/2022 F/K/A 6876/14.

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.

James S Yoh, Esq., Referee

File # 202100026