

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. SHAHRIN CHOWDHURY, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 2018 and an Order Amending Judgment of Foreclosure and Sale and for Substitution of Bank duly entered on May 8, 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 November 14, 2025 at 10:00 a.m., premises known as 50-20 63rd Street, Woodside, NY 11377. 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 2336 and Lot 37. Approximate amount of judgment is \$581,838.20 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707304/2015. Cash will not be accepted.

Joseph N. Misk, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff