

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. ETERNITY HILL, AS HEIR TO THE ESTATE OF LATISHA GIBBS, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or generally or specific lien upon the real property described in this action; such unknown persons being herein generally described and intended to be included in the following designation, namely: the wife, widow, husband, widower, heirs-at-law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees of LATISHA GIBBS, deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them and their respective wives, widows, husbands, widowers, heirs-at-law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors, and assignees, all of whom and whose names, except as stated, are unknown to plaintiff, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on August 6, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on January 2, 2026 at 10:00 AM, premises known as 23-18 ENRIGHT ROAD, FAR ROCKAWAY, NY, 11691. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 15656 , Lot: 3. Approximate amount of judgment is \$853,364.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 705708/2017.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

**All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website**

([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure Auction Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

For Sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

DANA JENKINS, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

WebTitle File No.: WTA-17-009566

Client File No.: 11-013307

**SCHEDULE A  
DESCRIPTION OF MORTGAGED PREMISES**

**ALL THAT CERTAIN PLOT, piece or parcel of land**, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the northerly side of Enright Road, formerly known as Prospect Street, distant 38 feet easterly from the corner formed by the intersection of the northerly side of Enright Road with the easterly side of Eggert Place, formerly known as Division Street;

**RUNNING THENCE** Northerly parallel with Eggert Place, 100 feet;

**THENCE** Easterly parallel with Enright Road, 30 feet;

**THENCE** Southerly again parallel with Eggert Place, 100 feet to the northerly side of Enright Road;

**THENCE** Westerly along the northerly side of Enright Road, 30 feet to the point or place of **BEGINNING**.

Premises: 23-18 Enright Road, Far Rockaway, NY 11691  
Tax Parcel ID No.: Block: 15656 Lot: 3