

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff against

RIGOBERTO PENA, IF LIVING, AND IF DEAD, THE RESPECTIVE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNORS, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS HAVING OR CLAIMING UNDER, BY OR THROUGH SAID DEFENDANT WHO MAY BE DECEASED, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOW, IF ANY, AND EACH AND EVERY PERSON NOT SPECIFICALLY NAMED WHO MAY BE ENTITLED TO OR CLAIM TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE VERIFIED COMPLAINT; ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE UNKNOWN, AND CANNOT AFTER DILIGENT INQUIRY BE ASCERTAINED BY THE PLAINTIFF, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered May 13, 2024, 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 December 6, 2024 at 11:00 AM. Premises known as 14033 Coombs Street, Springfield Gardens, NY 11413. Block 13044 Lot 68 f/k/a p/o 58. 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. Approximate Amount of Judgment is \$832,004.40 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 708992/2017. Cash will not be accepted at the sale.

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