

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PHH MORTGAGE CORPORATION, Plaintiff

AGAINST

TIMOTHY ROELOFSEN AS HEIR TO THE ESTATE OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN, CHARLES G. ROELOFSEN, JR. AS HEIR TO THE ESTATE OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN, PATRICK ROELOFSEN AS HEIR TO THE ESTATE OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN, JONATHAN ROELOFSEN AS HEIR TO THE ESTATE OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN, WILLIAM ROELOFSEN AS HEIR TO THE ESTATE OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN, UNKNOWN HEIRS OF CHARLES G. ROELOFSEN, SR. A/K/A CHARLES G. ROELOFSEN IF LIVING, AND IF HE/SHE 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., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 6, 2023, 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, New York on September 27, 2024 at 11:00AM, premises known as 60-64 Linden Street, Ridgewood, NY 11385. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, Block 03526 Lot 0058. Approximate amount of judgment \$307,586.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712486/2022. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Dominic A. Villoni, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

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22-000455