

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, Plaintiff, vs. GWENDOLYN KESSELY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 15, 2019, I, the undersigned Referee will sell at public auction at the Courthouse Steps of The Queens Supreme Court, 88-11 Sutphin Blvd, Jamaica NY 11435, on June 21, 2024, at 11:00 A.M., premises known as 111-20 FARMERS BOULEVARD, SAINT ALBANS, NY 11412. 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: 10438, Lot: 27. Approximate amount of judgment is \$493,299.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 700862/2022.

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))

MARTIN DEHLER, Esq., Referee

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

***Intracoastal Abstract Co., Inc.***

Search No.:  
State NEW YORK  
Town/City: St. Albans  
County Queens  
Tax Designation Block 10438 Lot 27  
Street No.: 111-20 Farmers Boulevard, St. Albans, N.Y.

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**SCHEDULE A  
DESCRIPTION OF PREMISES**

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, bounded and described as follows;

BEGINNING at the corner formed by the intersection of the westerly side of Farmers Boulevard and the northerly side of Mangin Avenue;

RUNNING THENCE westerly along the northerly side of Mangin Avenue ninety-five and nineteen one hundredths (95.19) feet;

THENCE northerly at right angles to the northerly side of Mangin Avenue eighteen and thirty-three one hundredths (18.33) feet;

THENCE easterly and parallel or nearly so with the northerly side of Mangin Avenue and part of the distance through a party wall one hundred and seventy-five one hundredths (100.75) feet to the westerly side of Farmers Boulevard; and;

THENCE southerly along the westerly side of Farmers Boulevard eighteen and fifty-five one hundredths (18.55) feet to the corner or the point or place of BEGINNING.

SUBJECT to an easement or right of way, over, upon and across the rear or westerly 8 feet of the above described premises for the use by the owner and occupants of the several buildings adjoining said premises created in the declaration recorded in Liber 2841 of Conveyances Page 44, as corrected in Agreement recorded in Liber 2955 of Conveyances page 375.