

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

JAMES B. NUTTER & COMPANY,

-against-

KAREN WOODSTOCK AS HEIR AND  
DISTRIBUTE OF THE ESTATE OF  
RANSFORD O. WOODSTOCK AS HEIR  
AND DISTRIBUTE OF THE ESTATE  
OF IDA WOODSTOCK, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on November 18, 2024, wherein JAMES B. NUTTER & COMPANY is the Plaintiff and KAREN WOODSTOCK AS HEIR AND DISTRIBUTE OF THE ESTATE OF RANSFORD O. WOODSTOCK AS HEIR AND DISTRIBUTE OF THE ESTATE OF IDA WOODSTOCK, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on March 21, 2025 at 11:00AM, premises known as 176-06/176-08 134TH AVENUE, JAMAICA, NY 11434; and the following tax map identification: 12549-22.

**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, STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 707943/2014. Richard Craig Lunenfeld, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



14-72485 - StM

