

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Wilmington Trust, N.A., as Trustee for the Bear Stearns ALT-A Trust, Mortgage Pass-Through  
Certificates, Series 2006-7, Plaintiff

AGAINST

Periklis Dervas, et al, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 16, 2019, 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 February 28, 2025 at 11:00AM, premises known as 83-07 31st Avenue, East Elmhurst, NY 11370. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, BLOCK: 1381, LOT: 145. Approximate amount of judgment \$1,247,577.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704033/2021. For sale information, please contact XOME at [www.Xome.com](http://www.Xome.com) or call (844) 400-9633.

Everett Hopkins, Esq, Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

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