

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT  
INDIVIDUALLY, BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST,  
Plaintiff

AGAINST

HUMBERTO FORCELLEDO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 21, 2024, 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 7817 153rd Avenue, Unit 1H-1 and 1HG2, Howard Beach, NY 11414. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 11425, Lot 1038 and 1016. Approximate amount of judgment \$656,353.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #714924/2021. 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.

Stephanie S. Goldstone, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-003125