

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS  
MORTGAGE INVESTMENT TRUST, Plaintiff against

BERLAND GOUDET, et al Defendant(s)

Attorney for Plaintiff(s) Fein, Such & Crane, LLP, 28 East Main Street, Suite 1800,  
Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered November 8, 2024, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on February 14, 2025 at 10:00 AM. Premises known as 219-39 Edgewood Avenue, Laurelton, NY 11413. Block 13062 Lot 66. 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. Approximate Amount of Judgment is \$811,325.07 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 701019/2019.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Matthew S. Vishnick, Esq., Referee

File # XCARC012