

NOTICE OF SALE

SUPREME COURT. QUEENS COUNTY. WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN IT INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13BTT, Pltf. vs. NICOLE BIRCH AS HEIR AT LAW AND NEXT OF KIN OF JOY BIRCH A/K/A JOY V. BIRCH, et al, Defts. Index #703897/2015. Pursuant to judgment of foreclosure and sale entered February 15, 2017, I will sell at public auction on the front steps of the Queens County Supreme Court, 88-11 Sutphin Blvd., Jamaica, NY on May 3, 2024 at 12:00 p.m. prem. k/a 118-29 205th Street, Saint Albans, NY. Said property located at a point on the easterly side of 205th Street, distant northerly 306.60 ft. from the corner formed by the intersection of the easterly side of 205th Street with the northerly side of 119th Avenue, 50 feet wide; Running Thence easterly parallel with 119th Avenue, 146.71 feet; Thence northerly along a line forming an interior angle of 113 degrees 45 minutes 31 seconds with the last mentioned course 5.80 feet; Thence westerly along a line which is also the northerly boundary line of Map of Property belonging to the St. Albans Heights Realty Co., filed in Queens County Clerk's (new Register's) Office on 6/29/06 as Map No. 1188 a distance of 110.93 feet; Thence still westerly parallel with 119th Avenue 44.85 ft. with the easterly side of 205th Street; Thence southerly along the easterly side of 205th Street, 43.40 ft. to the point or place of beginning. Approximate amount of judgment is \$320,575.52 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. WILLIAM L. SENA, Referee. HILL WALLACK LLP, Attys. for Pltf., 261 Madison Avenue, 9th Floor, Ste. 940-941, New York, NY. File No. 20292-1715. #101249