

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. SHARMA TEERATH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 2, 2019, an Order Appointing Successor Referee duly entered November 2, 2022 and an Order Amending Judgment of Foreclosure and Sale and for Substitution Bank duly entered on March 4, 2025, 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, NY 11435 on May 9, 2025 at 10:00 a.m., premises known as 119-14 89th Avenue, Richmond Hill, NY 11418. 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, Block 9346 and Lot 1. Approximate amount of judgment is \$730,368.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705382/2021. Cash will not be accepted.

Swati P. Mantione, Esq., Referee

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Attorneys for Plaintiff