

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff against

PATRICK WILSON, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered December 18, 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 120-43 225th Street, Cambria Heights, NY 11411. Sec 54 Block 12810 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 \$447,289.25 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 716391/2022. Cash will not be accepted at the sale.

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.

Gregory LaSpina, Esq., Referee

File # 2296-003734