

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF RESIDENTIAL CREDIT OPPORTUNITIES TRUST II, Plaintiff, vs. ZEPHANIAH 3 1320 INC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 27, 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, NY 11435 on December 13, 2024 at 11:00 a.m., premises known as 221-26 113th Avenue, Queens Village, NY 11429. 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 11220 and Lot 124. Approximate amount of judgment is \$418,819.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708582/2023. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

William Bowman, Esq., Referee

Adam Leitman Bailey, P.C., Attn: Jackie Halpern Weinstein, Esq., One Battery Park Plaza, 18th Floor, New York, New York 10004, Tel: 212.825.0365, Attorneys for Plaintiff