

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Wilmington Savings Fund Society FSB d/b/a Christiana Trust as Trustee for PNPMS Trust I,
Plaintiff

AGAINST

Hortense V. Manbauman, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 4, 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, New York on February 21, 2025 at 10:00AM, premises known as 118-17 197th Street, Jamaica, NY 11412. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 12622, Lot: 58. Approximate amount of judgment \$199,974.13 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #704143/2023.

Michael F. Mongelli, II, Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

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01-098771-F00