

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR CASCADE  
FUNDING MORTGAGE TRUST HB2,

-against-

BARBARA SHAW, AS HEIR &  
DISTRIBUTE TO THE ESTATE OF  
LILIAN SMITH, IF LIVING, AND IF  
SHE/HE BE DEAD, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on January 13, 2025, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB2 is the Plaintiff and BARBARA SHAW, AS HEIR & DISTRIBUTE TO THE ESTATE OF LILIAN SMITH, IF LIVING, AND IF SHE/HE BE DEAD, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on March 28, 2025 at 10:00AM, premises known as 14225 SUTTER AVENUE, SOUTH OZONE PARK, NY 11436; and the following tax map identification: 12060-267.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 700528/2018. Martha Taylor, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



17-108006 - StM

