

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF QUEENS

---

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

KENNETH MOXEY A/K/A KENNETH G. MOXEY, ET AL,

Defendants.

---

**NOTICE OF SALE IN  
FORECLOSURE**

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Queens County on October 1, 2018, and the Nunc Pro Tunc Order Amending the Judgement of Foreclosure and Sale duly entered in the Office of the Queens County Clerk on May 24, 2023, I, Alexander V. Sansone, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on July 12, 2024 at the Courthouse Steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, at 10:15AM the premises described as follows:

13812 249th Street  
Rosedale, NY 11422  
Block: 13620 Lot: 37

ALL that certain plot, piece, or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 706420-2014 in the amount of \$801,007.23 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP  
Attorneys for Plaintiff  
500 Bausch & Lomb Place  
Rochester, NY 14604  
Tel.: 855-227-5072

{9547793; }103413-1