

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff, vs. EDDIE PAREDES, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 24, 2025, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on June 13, 2025, at 10:00 AM, premises known as 101-36 118TH STREET, SOUTH RICHMOND, NY 11419. 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: 9485, Lot: 22. Approximate amount of judgment is \$732,477.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 719024/2019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties 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 Auction Rules, can be found on the Queens Supreme Court - Civil Term Website

(<https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure Auction Rules.pdf>)

BRANDI KLINEBERG, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

SCHEDULE A**LEGAL DESCRIPTION**

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, known and designated as Lot 212 and Southerly one-half of Lot 213 in Block No. 4 on a certain map entitled, "Map of 593 lots belonging to James V.S. Woolley, situated at Morris Park, Richmond Hill, in the Fourth Ward, Borough of Queens, City and State of New York, surveyed May 1902 by Fred C. Dennington, C.S. 16 Court Street, Brooklyn, New York and filed in the Office of the Clerk of the County of Queens as Map No. 451 on June 20, 1902 which said lot and one-half of lot taken together according to said map are bounded and described as follows:

BEGINNING at a point on the westerly side of Johnson Avenue, distant 330 feet northerly from the northwesterly corner of Belmont Avenue and Johnson Avenue:

RUNNING THENCE westerly parallel with Belmont Avenue 93 feet:

THENCE northerly parallel with Johnson Avenue 30 feet:

THENCE easterly again parallel with Belmont Avenue, 93 feet to the westerly side of Johnson Avenue:

THENCE Southerly along the westerly side of Johnson Avenue 30 feet to the point or place of BEGINNING.

FILED & RECORDED

3/24/2025

2:21 PM

COUNTY CLERK
QUEENS COUNTY