

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1, Plaintiff, vs. LYNETTE V. JAGDEO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 11, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, Second Floor, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 13, 2024 at 10:00 a.m., premises known as 130-16 233rd Street, Jamaica, NY 11422 a/k/a 130-16 233rd Street, Rosedale, NY 11422. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 4th Ward, Borough and County of Queens, City and State of New York, Block 12911 and Lot 57. Approximate amount of judgment is \$1,161,858.03 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718286/2021. 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.

Gerard A. Geisweller, Esq., Referee

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Firm File No. 171258-1