

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST,

Plaintiff

AGAINST

MARIA E. GUTIERREZ, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 15, 2018, I, the undersigned Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, New York on April 26, 2024 at 11:00AM, premises known as 5117 99TH STREET UNIT 15C, CORONA, NY 11368. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in Corona, County of Queens, State of New York, BLOCK 1931, LOT 1045. Approximate amount of judgment \$329,970.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #726242/2021. The aforementioned auction will be conducted in accordance with the QUEENS County 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. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third-party check or cash will be accepted.

Joseph N. Misk, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-003253