

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FRANKLIN CREDIT TRUST COMPANY AS CERTIFICATE TRUSTEE ON BEHALF OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff against

YANICK JEAN BAPTISTE, et al Defendant(s)

Attorney for Plaintiff(s) Kelley Kronenberg, 111 Broadway, Suite 1205, New York, NY 10006, (800) 484-4381.

Pursuant to a Judgment of Foreclosure and Sale entered June 8, 2022, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on April 11, 2025 at 10:00 AM. Premises known as 205-26 116th Road, Saint Albans, NY 11412. Sec 48 Block 11078 Lot 16. 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. Approximate Amount of Judgment is \$183,339.38 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 701036/2017.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Lisa Mevorach, Esq., Referee

File # 02303813