

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

JAMES THOMAS SCHNEPF, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 16, 2017, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on January 10, 2025, at 10:00AM, premises known as 16 West 14th Road, Far Rockaway, NY 11693. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 15319 Lot: 26. Approximate amount of judgment \$499,972.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722144/2023. 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.

Stephanie Goldstone, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-126862