

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-WFB1, Plaintiff against

MOHAMED R.B. HUSAIN, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered December 29, 2020, 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 November 8, 2024 at 11:00 AM. Premises known as 95-49 115th Street, Richmond Hill, New York 11419. Block 9417 Lot 69. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$1,022,967.09 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 704261/2021 f/k/a 17923/2010. Cash will not be accepted at the sale.

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.

Fearonce G. LaLande, Esq., Referee

File # 2267-000499