

**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 BCAT 2015-13BTT, Plaintiff against

DEBORAH A. CALHOUN A/K/A DEBORAH CALHOUN, 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 November 1, 2024, 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 January 10, 2025 at 11:00 AM. Premises known as 172-41 125th Ave, Jamaica, NY 11434. Block 12515 Lot 135. All that certain plot, piece or parcel of land with the building 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 \$900,306.61 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 711644/2018. 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.

Gregory LaSpina, Esq., Referee

File # 2296-003197