

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WELLS FARGO BANK, N.A. AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006 FRE1 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. LAVERNE SMALL, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 17, 2019, 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, NY 11435 on May 9, 2025 at 10:00 a.m., premises known as 69-24 Elizabeth Avenue, Arverne, NY 11692. 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, Block 16049 and Lot 39. Approximate amount of judgment is \$722,943.35 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700033/2021. Cash will not be accepted.

Martha Taylor, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff