

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

21st Mortgage Corporation as Master Servicer for Christiana Trust, a division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust, Plaintiff

AGAINST

Rajesh K. Ranot a/k/a Rajesh Ranot; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered November 22, 2022 I, the undersigned Referee, will sell at public auction at the steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on August 2, 2024 at 11:00AM, premises known as 103-19 96th Street, Ozone Park, NY 11417. 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 NY, Block: 9119 Lot: 60. Approximate amount of judgment \$765,169.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 713788/2016. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Gary C. DiLeonardo, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 430-4792

Dated: June 7, 2024