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Help Wanted

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Legal Notices

Notice of Formation of 101-18 Northern Boulevard LLC. Arts. of Org. filed with Secy. of State (SSNY) on 12/19/25. Office location: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: c/o United Corporate Services, Inc., 10 Bank St, Ste 560, White Plains, NY 10606, registeredagent@unitedcorporate.com. Purpose: any lawful activity.

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6370

Legal Notices

Notice of Formation of AGING APPROPRIATELY LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 02/18/2024. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: SANDRINE M. ETIENNE, 107-24 155 STREET, JAMAICA, NY 11433. Purpose: For any lawful purpose.

EVERLYST LLC Articles of Org. filed NY Sec. of State (SSNY) 12/10/25. Office in Queens Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 42-02 Crescent St., 21C, Long Island City, NY 11101. Purpose: Any lawful activity.

Notice of Formation of W & W Group Capital LLC. Art. of Org. filed Secy. of State of NY (SSNY) on 3/25/2025. Office location: Queens County. SSNY Designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: The LLC, 90-75 Sutphin Blvd, Jamaica, NY 11435. Purpose: any lawful activity.

Public Notice

Public Record of the Gordon Lineage Crest

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Legal Notices

NOTICE OF SALE

SUPREME COURT: QUEENS COUNTY CI NOTES LLC v. METRO GROUP 7512 LLC, et al. Pursuant to a Judgment of Foreclosure and Sale dated October 29, 2025 and filed with the Clerk of the Supreme Court, Queens County on November 5, 2025, bearing Index no. 711879/2024, I will sell at public auction on February 6, 2026 at 10:00 am on the second floor, Courtroom 25 of the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., Jamaica, NY 11435, the premises known as 75-12 Metropolitan Avenue, Queens, NY 11379 (Block: 3773, Lot: 12). Premises sold subject to filed Judgment of Foreclosure and Sale and Terms of Sale. Judgment amount \$318,048.57 plus interest and costs. The foreclosure sale will be conducted in accordance with the Unified Court System Safety and Operational Protocols in effect at this time. Auction location and time are subject to revision based on Court policy, current protocols and health conditions. Richard Gutierrez, Referee. Harry Zubli, Esq., attorney for plaintiff (516) 487-5777.

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Legal Notices

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS. FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff against ROQUE ESTATE DEVELOPMENT LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 15, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88 11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on February 27, 2026 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated as Block 1396 Lot 5. Said premises known as 31 08 85TH STREET, QUEENS, NY 11370 Approximate amount of lien \$733,788.47 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number 705201/2024. CAROLYN CLYNE, ESQ., Referee DRUCKMAN LAW GROUP PLLC Attorney(s) for Plaintiff 242 Drexel Avenue, Westbury, NY 11590 DLG # 39539

Notice of Formation of GLOBAL LINK CULTURAL PROGRAM LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 11/13/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: ROSSANNA CAMURUNGAN, 7121 AUSTIN STREET, SUITE 202, FOREST HILLS, NY 11375. Purpose: For any lawful purpose.

Notice of Formation of GLOW WITH THE FLOW, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 11/21/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: THE LLC, 22-25 29TH STREET, ASTORIA, NY 11105. Purpose: For any lawful purpose.

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff, vs. GLORIA A. EDWARDS, ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale duly entered on October 27, 2025, 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 February 6, 2026 at 10:00 a.m., premises known as 109-65 198th Street, St. Albans, NY 11412. 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 10938 and Lot 95. Approximate amount of judgment is \$259,858.77 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 720539/2024. Vincent F. Spata, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.:240364-1

Notice of Formation of Miah Hosting Services LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/12/2026. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: M M AREFIN HAQUE SHIRAZEE, 191-02 105TH AVE, SAINT ALBANS, NY 11412. Purpose: For any lawful purpose.

KIRBY ASSOCIATES LLC. Arts. of Org. filed with the SSNY on 12/17/25. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 3999 48th Street, Sunnyside, NY 11104. Purpose: Any lawful purpose.

NOTICE OF SALE
PLEASE TAKE NOTICE, that in accordance with applicable provisions of the Uniform Commercial Code as enacted in New York, by virtue of certain Event(s) of Default under that certain Pledge and Security Agreement dated as of March 19, 2024 (the "**Pledge Agreement**"), executed and delivered by DEIRK L KEITT JR. (the "**Pledgor**"), and in accordance with it rights as holder of the security, NEXTRES CAPITAL, LLC (the "**Secured Party**"), by virtue of possession of that certain Share Certificate held in accordance with Article 8 of the Uniform Commercial Code of the State of New York (the "**Code**") and by virtue of those certain UCC-1 Filing Statement made in favor of Secured Party, all in accordance with Article 9 of the Code, and to the following: 11321 204 LLC (the "**Pledged Entity**"), and (ii) certain related rights and property relating thereto (collectively, (i) and (ii) are the "**Collateral**"). Secured Party's understanding is that the principal asset of the Pledged Entity is that certain fee interest in real property commonly known 113-21 204TH STREET, JAMAICA NEW YORK 11412 (the "**Property**"). Maltz Auctions ("Maltz"), under the direction of Richard B. Maltz or David A. Constantino (the "**Auctioneer**"), will conduct a public sale consisting of the Collateral (as set forth in Schedule A below), via virtual bidding, on **February 19, 2026 at 1:00pm**, in satisfaction of an indebtedness in the approximate amount of **\$357,500.00**, including principal plus interest, and reasonable fees and costs, plus default interest through February 19, 2026, subject to open charges and all additional costs, fees and disbursements permitted by law. The Secured Party reserves the right to credit bid. Online bidding will be made available for pre-registered bidders via Maltz's online bidding App available for download in the App Store or on Google play and via desktop bidding at RemoteBidding.MaltzAuctions.com. **Bidder Qualification Deadline: February 18, 2026 by 4:00 pm.** Executed Terms & Conditions of Sale along with ten (10%) of Bidders intended bid amount (to be submitted via **wire transfer**) are required for consideration by any interested party and submitted directly to Maltz. Requests for wiring instructions should be sent to **rmaltz@maltzauctions.com**.

SCHEDULE A	
Pledged Interest	
PLEDGOR DEIRK L KEITT JR.	
ISSUER 11321 204 LLC	
INTERESTS PLEDGED 100% membership interest	
The UCC1 was filed on September 26, 2025 with the Secretary of State of the State of New York under the Filing No. # 202509260381115.	
VALLELY MITOLA RYAN PLLC Attn: Erick R. Vallely, Esq. Attorneys for Secured Party 6851 Jericho Turnpike, Suite 165 Syosset, New York 11791 (516) 386-3900	

Notice of Formation of KORTIVA, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/01/2026. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: CARL CHINATOMB, 9101 138TH PLACE, JAMAICA, NY 11435. Purpose: For any lawful purpose.

WE DO MULTIMEDIA LLC, Arts. of Org. filed with the SSNY on 01/07/2026. Office loc: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 65-24 162nd Street, Apt 6A, Flushing, NY 11365. Purpose: Any Lawful Purpose.

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NOTICE OF SALE EASTERN DISTRICT OF NEW YORK (ISLIP)

Allison Lending, LLC.; Plaintiff v. NLL Properties Incorporated et al; Defendants Attorneys for Plaintiff: Hasbani & Light, P.C., 450 7th Ave, Suite 1901, NY, NY 10123; (212) 643-6677 Pursuant to judgment of foreclosure and sale granted herein on 12/30/25, I will sell at Public Auction to the highest bidder in EDNY-Islip, 100 Federal Plaza, Central Islip, NY 11722. On February 24, 2026 at 10:00 AM Premises known as 109-09 211th Street, Queens Village, NY 11429 and identified on the Queens County Tax Map as Block: 11 Lots: 7-9 All that certain plot, piece or parcel of land, situate, lying and being in the County of Queens, City and State of New York. As more particularly described in the judgment of foreclosure and sale. Sold subject to all the terms and conditions contained in said judgment and terms of sale. Approximate amount of judgment: \$297,011.18 plus interest and costs. Docket Number: 23-cv-9385 Janine T. Lynam, Esq., Referee

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS LAKEVIEW LOAN SERVICING, LLC, Plaintiff AGAINST AIDA RIOS, JASMYN C. STEVENSON, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 23, 2025, 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 February 6, 2026 at 10:00 AM, premises known as 137-35 171st Street, Jamaica, NY 11434. 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 12577, Lot 16. Approximate amount of judgment \$641,437.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718306/2018. For sale information, please contact XOME at www.Xome.com or call 844-400-9633. Bruce S. Povman, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 18-007681 88161

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. ELDER AVE REALTY CORP., ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated November 21, 2025 and entered on November 26, 2025, 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 on February 6, 2026 at 11:00 a.m., 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 5137 and Lot 1127. Said premises may also be known as 138-35 Elder Avenue, Parking Garage Unit No. 127, Queens, NY. Approximate amount of judgment is \$153,866.58 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index # 711986/2019. Martha Taylor, Esq., Referee The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff

Notice of Formation of VELTOR LLC Articles of Organization were filed with the SSNY on December 31, 2025. Office location: Queens County. SSNY has been designated for service of process. SSNY shall mail a copy of process to: 8330 260TH STREET, GLEN OAKS, NY 11004. Purpose: For any lawful purpose.

NOTICE OF SALE SUPREME COURT QUEENS COUNTY QUEST TRUST COMPANY FBO ELIZABETH HAUG IRA #3101621, Plaintiff against CLARA YRVANIA DIAZ, et al Defendant(s) Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791. Pursuant to a Judgment of Foreclosure and Sale entered February 19, 2025, 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 February 6, 2026 at 11:00 AM. Premises known as 91-52 112th Street, Richmond Hill, NY 11418. Block 9318 Lot 14. 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. Approximate Amount of Judgment is \$238,421.55 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 714155/2021. This is the foreclosure of a 2nd mortgage lien subject to an existing 1st mortgage. 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. Lamont R. Bailey, Esq., Referee File # 20-0966

NOTICE OF SALE SUPREME COURT QUEENS COUNTY FREEDOM MORTGAGE CORPORATION, Plaintiff against ABDOL ZAHED RAMJITT A/K/A ABDOL Z. RAMJITT, et al Defendant(s) Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue, Suite 840, New York, NY 10170. Pursuant to a Judgment of Foreclosure and Sale entered December 16, 2025, 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 February 27, 2026 at 11:00 AM. Premises known as 110-31 196th Street, Saint Albans, NY 11412. Block 10936 Lot 209. 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. Approximate Amount of Judgment is \$562,897.73 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 708334/2024. 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. For sale information, please contact XOME at www.Xome.com or call (844)400-9633. Frances Yetta Ruiz, Esq., Referee File # 23-13993NY

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8, -against- JOSE TAVAREZ, ET AL. NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on March 10, 2023, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8 is the Plaintiff and JOSE TAVAREZ, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 02/20/2026 at 10:00AM, premises known as 62-22 BURCHELL ROAD, ARVERNE, New York 11692; and the following tax map identification, -16007-9. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, Premises will be sold subject to provisions of filed Judgment Index No.: 706209/2014. Fearonce G. LaLande, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS FREEDOM MORTGAGE CORPORATION, Plaintiff AGAINST LUIS COLON INDIVIDUALLY AND AS SURVIVING SPOUSE OF METHABEL COLON, ET AL, Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 8, 2025, 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 February 6, 2026 at 11:00 AM, premises known as 167-02 118th Avenue, Jamaica, NY 11434. 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 12368 Lot 1. Approximate amount of judgment \$494,041.10 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718315/2022. For sale information, please contact XOME at www.Xome.com or call (844) 400-9633. Katherine B. Huang, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 22-003046 88241

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. ELDER AVE REALTY CORP., ET AL., Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 15, 2025 and entered on December 17, 2025, 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 on February 27, 2026 at 11:00 a.m., 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 5137 and Lot 1162. Said premises may also be known as 138-35 Elder Avenue, Parking Garage Unit No. 162, Queens, NY. Approximate amount of judgment is \$135,354.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index # 711997/2019. Nicole D. Katsorhis, Esq., Referee The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff



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REFEREE'S NOTICE OF SALE
IN FORECLOSURE SUPREME
COURT - COUNTY OF QUEENS
SANTANDER BANK, N.A.,
Plaintiff - against - ILAN
DAVIDOV, et al Defendant(s).
Pursuant to a Judgment of
Foreclosure and Sale entered
on October 29, 2025. I,
the undersigned Referee will
sell at public auction at the
Queens County Supreme
Courthouse located at 88-11
Sutphin Boulevard, Jamaica,
NY, on the second floor in
Courtroom 25 on the 6th day
of February, 2026 at 10:00
AM. 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. Premises known as 8083
Kent Street, Jamaica Estates,
NY 11432. (Block: 7250, Lot:
6) Approximate amount of lien
\$395,124.13. Premises being
sold is subject and subordinate
to a first mortgage recorded
May 19, 2014 in the original
amount of \$729,750.00 plus
interest and costs. Premises
will be sold subject to
provisions of filed judgment
and terms of sale. Index No.
700306/2019. Richard A.
Piccola, Esq., Referee. Stein,
Wiener & Roth LLP Attorney(s)
for Plaintiff 1400 Old Country
Road, Suite 315, Westbury,
NY 11590 Tel. 516-742-1212
DAVIDOV-75778 Dated: November
24, 2025 During the
COVID-19 health emergency,
bidders are required to comply
with all governmental health
requirements in effect at the
time of sale including but not
limited to, wearing face coverings
and maintaining social distancing
(at least 6-feet apart) during the
auction, while tendering deposit
and at any subsequent closing.
Bidders are also required to
comply with the Foreclosure
Auction Rules and COVID-19
Health Emergency Rules issued
by the Supreme Court of this
County in addition to the
conditions set forth in the
Terms of Sale. Auction Locations
are subject to change.

NOTICE OF SALE

SUPREME COURT. QUEENS
COUNTY. WILMINGTON
SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS
CERTIFICATE TRUSTEE OF
BOSCO CREDIT II TRUST
SERIES 2010-1, Pltff. vs
MARLENE DODD, et al,
Defts. Index #724440/2022.
Pursuant to judgment of
foreclosure and sale entered
May 28, 2025, I will sell at
public auction in Courtroom
#25 of the Queens County
Supreme Court, 88-11
Sutphin Blvd., Jamaica, NY
on February 6, 2026 at 11:00
a.m. premises k/a 227-
07 108th Avenue, Queens
Village, NY 11429 a/k/a
Block 11193, Lot 15. Said
property located beginning
at a point on the Northerly
side of 108th Avenue,
distant 40 ft. Easterly from
the corner formed by the
intersection of the Northerly
side of 108th Avenue with
the Easterly side of 227th
Street; being a plot 100 ft. x
40 ft. Approximate amount
of judgment is \$197,227.03
plus costs and interest.
Sold subject to terms and
conditions of filed judgment
and terms of sale. RICHARD
GUTIERREZ, Referee. HILL
WALLACK LLP, Attys. for
Pltff., 261 Madison Avenue,
9th Floor, Ste. 940-941,
New York, NY. File No.
022721-00029 #102722

NOTICE OF SALE

SUPREME COURT COUNTY
OF QUEENS, WILMINGTON
SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY
AS OWNER TRUSTEE
FOR CASCADE FUNDING
MORTGAGE TRUST HB8,
Plaintiff, vs. MARIE
CLEMONS AKA MARIE REDD,
AS PRESUMPTIVE HEIR,
DEVISEE, DISTRIBUTE
OF THE ESTATE OF JULIA
MARION FAIN, DECEASED;
ET AL., Defendant(s).
Pursuant to a Judgment of
Foreclosure and Sale duly
entered on June 2, 2025,
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 February 20,
2026 at 10:00 a.m., premises
known as 111-48 168th
Street, Jamaica, NY 11433.
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, County
of Queens, City and State
of New York, Block 10205
and Lot 56. Approximate
amount of judgment is
\$498,814.47 plus interest
and costs. Premises will be
sold subject to provisions
of filed Judgment Index #
710033/2019. Judah Maltz,
Esq., Referee Greenspoon
Marder, 1345 Avenue of the
Americas, Suite 2200, New
York, NY 10105, Attorneys
for Plaintiff



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by dealer. Expires 6/29/25.

