

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS

PENNYMAC LOAN SERVICES, LLC, Plaintiff

AGAINST

RICHARD OSORIO; JOSE DIAZ; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 5, 2024, 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 January 23, 2026 at 11:00 AM, premises known as 113-27 208th Street, Queens Village, NY 11429 a/k/a 113-27 208th Street, Jamaica, NY 11429. All that certain plot, piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block: 11004 Lot: 99. Approximate amount of judgment \$729,259.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711864/2019. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Gregory J. Newman, Esq., Referee

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