

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, CITIBANK, N.A., Plaintiff, vs. MUHAMAD A. CHAUDHRY, ET AL., Defendant(s).

Pursuant to an Order Vacating Dismissal, Restoring the Matter to the Court's Active Calendar, Confirming the Referee's Report and for a Judgment of Foreclosure and Sale duly entered on July 24, 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 January 16, 2026 at 10:00 a.m., premises known as 155-23 78th Street a/k/a 155-23 Sapphire Street, Howard Beach, NY 11414. 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 11458 and Lot 70. Approximate amount of judgment is \$175,772.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 713424/2016. Cash will not be accepted.

Mark J. Keller, Esq., Referee

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Attorneys for Plaintiff