

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CLOUT CAPITAL LLC, Plaintiff, vs. SEAMAN M. CONSTRUCTION CORP., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 30, 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 September 5, 2025 at 10:00 a.m., premises known as 40-10 Rockaway Beach Boulevard, Rockaway Beach, NY 11691. 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 15830 and Lot 5. Approximate amount of judgment is \$220,480.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702877/2024.

Ruth Baez, Esq., Referee

Vallely Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys
for Plaintiff