

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

ALBANY AVENUE PARTNERS LLC, Plaintiff

AGAINST

3250 53 INC., LYDIA GOUGOUSSIS, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 3, 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 December 12, 2025 at 11:00 AM, premises known as 32-52 53rd Place, Flushing, New York 11377. 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: 1154, Lot: 106. Approximate amount of judgment \$134,401.96 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711169/2023.

Joseph Mattone, Jr., Esq., Referee

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3250 53 INC