

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,  
Plaintiff, vs. GEORGE FRANTZESKAKIS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 15, 2016 and a Short Form Order duly entered on August 4, 2025, I, the undersigned Referee will sell at public auction Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 10, 2025 at 10:00 a.m., premises known as 150-12 27th Avenue, Flushing, NY 11354. 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 4821 and Lot 12. Approximate amount of judgment is \$599,084.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #727197/2021. Cash will not be accepted.

Fearonce G. La Lande, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591,  
Attorneys for Plaintiff