

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, QUEST TRUST COMPANY FBO NANCY POSER IRA #16894-23, Plaintiff, vs. FORHAD H. MIA, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 15, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 of Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on January 9, 2026 at 11:00 AM, premises known as 30-11 SEAGIRT AVE, FAR ROCKAWAY, NY 11691. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 15808, Lot: 16. Approximate amount of judgment is \$198,227.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 718231/2022.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website (https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf)

RODNEY AUSTIN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

LEGACY ABSTRACT CORP.

as Agent for
OTHER

SCHEDULE A (Description)

Title Number: [REDACTED]

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of Seagirt Avenue distant 295.29 feet Easterly from the corner formed by the intersection of the Easterly side of Beach 32nd Street and the Southerly side of Seagirt Avenue;

RUNNING THENCE Southerly at a right angle to Seagirt Avenue, 100 feet;

THENCE Easterly parallel with Seagirt Avenue, 20.39 feet;

THENCE Northerly at a right angle to Seagirt Avenue, 100 feet;

THENCE Westerly 20.39 feet along the Southerly side of Seagirt Avenue, to the point or place of BEGINNING

MORTGAGE DEED_A

[REDACTED]