

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

FREEDOM MORTGAGE CORPORATION, Plaintiff against

RICARDA GUZMAN, et al Defendant(s)

Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue, Suite 840, New York, NY 10170.

Pursuant to a Judgment of Foreclosure and Sale entered October 6, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on December 12, 2025 at 11:00 AM. Premises known as 9140 85th Street, Woodhaven, NY 11421. Block 8978 Lot 27. 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. Approximate Amount of Judgment is \$614,417.46 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 725201/2024.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

For sale information, please contact XOME at www.Xome.com or call (844)400-9633.

David I. Weprin, Esq., Referee

File # 24-18557NY