

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PHH MORTGAGE CORPORATION, Plaintiff

AGAINST

SNJEZANA BATISTIC AS HEIR TO THE ESTATE OF ZELJKO BATISTIC, VICTORIA
BATISTIC AS CO-ADMINISTRATOR AND HEIR TO THE ESTATE OF ZELJKO BATISTIC,
ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 26, 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 October 10, 2025 at 10:00 AM, premises known as 84-17 25th Avenue, East Elmhurst, NY 11370. 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 1096 Lot 47. Approximate amount of judgment \$458,218.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718696/2022.

Gregory M. Laspina, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-001728