

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS

SANTANDER BANK, N.A., Plaintiff - against - ILAN DAVIDOV, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 29, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 6th day of February, 2026 at 10:00 AM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, City and State of New York.

Premises known as 8083 Kent Street, Jamaica Estates, NY 11432.

(Block: 7250, Lot: 6)

Approximate amount of lien \$395,124.13. Premises being sold is subject and subordinate to a first mortgage recorded May 19, 2014 in the original amount of \$729,750.00 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 700306/2019. Richard A. Piccola, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 DAVIDOV-75778

Dated: November 24, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.