

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

ATLANTICA, LLC, Plaintiff

AGAINST

SIMIN AKAVAN A/K/A SIMINE AKAVAN, INDIVIDUALLY AND AS ADMINISTRATOR
OF THE ESTATE OF PETER SENTOUKARIS AKA PETER SENTOUKARAS; ET AL.,
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 9, 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 3, 2025 at 10:00 AM, premises known as 221-53 Horace Harding Expressway, Oakland Gardens, NY 11364. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 7527 Lot: 53. Approximate amount of judgment \$1,807,066.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711758/2020.

Jerry A Merola, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

LHFJC006