

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF QUEENS

CITIMORTGAGE, INC., Plaintiff - against - JOSEPH P. GUECI, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 10, 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 thereon erected, situate, lying and being in the Third Ward of the Borough of Queens, County of Queens, City and State of New York.

Premises known as 157-23 14th Avenue, Whitestone, (City of New York) NY 11357.

(BL#: 4560-24)

Approximate amount of lien \$603,605.04 plus interest and costs.

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

Index No. 717776/2022. Jerome Patterson, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832

Dated: November 17, 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.