

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

SHARESTATES INVESTMENTS LLC, Plaintiff against

NEW MASPETH HOUSE PROJECT LLC; ALEXANDER PAVLOVSKY, et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104, Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered November 25, 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 January 23, 2026 at 11:00 AM. Premises known as 184-49 Hovenden Road, Queens, New York 11432. Block 9967 Lot 48. 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. Approximate Amount of Judgment is \$1,649,390.06 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 720939/2022.

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.

Alex Kadochnikov, Esq., Referee

File # 22-001643-01