

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, STORMFIELD CAPITAL FUNDING I, LLC, Plaintiff, vs. 227-27 MURDOCK AVE LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 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, NY 11435 on November 21, 2025 at 10:00 a.m., premises known as 227-27 Murdock Avenue, Queens a/k/a Queens Village, NY 11429. 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 11247 and Lot 81, as well as all personal property of Borrower as identified in that certain Mortgage and Security Agreement, dated as of December 19, 2019, and recorded on January 7, 2020 as CRFN 2020000005573, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, and excluding any funds held by Plaintiff in any cash management account. Approximate amount of judgment dated April 15, 2025, showing the sum of \$408,617.59 due as of March 26, 2025, plus interest from March 27, 2025, to the date of this order accruing at a rate of 23.99%, and that the mortgage property may not be sold in parcels. Premises will be sold subject to provisions of filed Judgment Index #710324/2024.

Alan Kestenbaum, Esq., Referee

Polsinelli PC, Aaron P. Davis, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016,
Attorneys for Plaintiff