

## NOTICE OF SALE

SUPREME COURT, QUEENS COUNTY: NYC1 GROUP INC, Plaintiff v.  
Julian Israel Garfield Jr., Citibank NA, Defendants. Index No. 716427/21.

Pursuant to an Interlocutory Judgment and Order for Partition and Appointment of Referee entered May 6, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Court Courthouse located at 88-11 Sutphin Boulevard, Jamaica, New York on the second floor in Courtroom 25 at 11:00 am on September 12, 2025 premises known as 25-15 Ericsson Street, East Elmhurst, New York 11369. All that certain ploy piece or parcel of land with the buildings and improvements erected, situate, lying and being in the 2nd Ward of the Borough and County of Queens, City and State of New York, Block: 1654 Lot: 12. Premises will be sold subject to the Judgment and Sale and Terms of Sale. The auction will be conducted in accordance with the Queens County COVID-19 protocols located on the Office of Court Administration (OCA) website and as such all persons must comply with social distancing, wearing masks and screening practices as may be in effect the time of the sale. Barry Salman, Referee. Suzanne Drysdale, Esq. Attorney for Plaintiff, 70 East Sunrise Highway, Suite 500, Valley Stream, New York 11581 (718) 452-6804,