

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

MTGLQ INVESTORS, L.P., Plaintiff against

JUNG AE LEE, et al Defendant(s)

Attorney for Plaintiff(s) Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, NY 10591.

Pursuant to a Judgment of Foreclosure and Sale entered July 22, 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 October 3, 2025 at 10:00 AM. Premises known as 241-05B Oak Park Dr., Douglaston, NY 11362. Block 8310 Lot 1089. The Unit known as Unit No. 56B (hereinafter called the "Unit") in the building known as Oak Park Drive at Douglaston Condominium 1, designated and described as Unit No. 56B in the declaration establishing a plan for condominium ownership of said buildings and the land on which it is erected (hereinafter called the "Property") under the Condominium Act of the State of New York. Approximate Amount of Judgment is \$685,374.37 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 719607/2020. Cash will not be accepted at the sale.

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.

Stephen Hans, Esq., Referee

File # 2296-003992