

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

FREEDOM MORTGAGE CORPORATION, Plaintiff

AGAINST

LUIS COLON INDIVIDUALLY AND AS SURVIVING SPOUSE OF METHABEL COLON,
ET AL, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 8, 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, New York on February 6, 2026 at 11:00 AM, premises known as 167-02 118th Avenue, Jamaica, NY 11434. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12368 Lot 1. Approximate amount of judgment \$494,041.10 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718315/2022. For sale information, please contact XOME at www.Xome.com or call (844) 400-9633.

Katherine B. Huang, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

22-003046