

**NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS**

ATIR, LLC,

Plaintiff,

Against

DENISE COLEMAN A/K/A DENISE L. COLEMAN, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 02/24/2025, I, the undersigned Referee, will sell at public auction, at Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 1/16/2026 at 10:00AM, premises known as 167-14 115th Avenue, Jamaica, NY 11434, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Cedar Manor, Fourth Ward, Borough and County of Queens, City and State of New York.

Block 12342 Lot 114

The approximate amount of the current Judgment lien is \$632,404.25 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 712068/2021

Martha Taylor, Esq., Referee.

Richland & Falkowski, PLLC, 28-07 Jackson Avenue, 5th Floor, LONG ISLAND CITY, NY 11101

Dated: 11/14/2025 File Number: COLEMAN CA