

SUPREME COURT - COUNTY OF QUEENS.

PHH MORTGAGE CORPORATION, Plaintiff -against- MARY L. ROWE, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated June 30, 2025 and entered on July 2, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on September 12, 2025 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, known and designated as Block: 12172 Lot: 46

Said premises known as 155-28 113TH AVENUE, JAMAICA, NY 11433

Approximate amount of lien \$244,644.50 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 703783/2023.

RICHARD GUTIERREZ, ESQ., Referee

Pincus & Tarab

Attorney(s) for Plaintiff

425 RXR Plaza, Uniondale, NY 11556

{* JAMAICA TI*}