

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

952 HEMLOCK ST., LLC, Plaintiff against

BIBI A. SUKDEO, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered November 5, 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 January 9, 2026 at 11:00 AM. Premises known as 145-37 105th Avenue, Jamaica, New York 11435. Block 10049 Lot 30. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$844,956.58 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 702890/2015.

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.

Nicholas E. Perciballi, Esq., Referee

File # 24-0964