

SUPREME COURT - COUNTY OF QUEENS.

BOARD OF MANAGERS OF PATCHOGUE HOME CONDOMINIUM II, Plaintiff -against- RHONDA MONA, 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 Friday, September 12, 2025 at 11:00 a.m. premises situate, lying and being a part of a condominium in the Borough and County of Queens, City and State of New York, known and designated as Apartment Unit No. 3613 together with a 58541% undivided interest in the common elements. Block: 11417 Lot: 3613

Said premises known as 149-30 88TH AVENUE, UNIT 6N, HOWARD BEACH, NY 11414

Approximate amount of lien \$21,861.84 plus interest & costs.

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

Index Number 718066/2021.

NICOLE D. KATSORHIS, ESQ., Referee

Schneider Buchel LLP

Attorney(s) for Plaintiff

60 Crossways Park Dr West, Suite 340, Woodbury, NY 11797

{* Queens Daily Eagle*}

AFFIDAVIT OF SERVICE

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

I, **MARGARITA MORALES**, being duly sworn, depose and say that I am not a party to this action, I am over 18 years of age and I reside in Nassau County, New York.

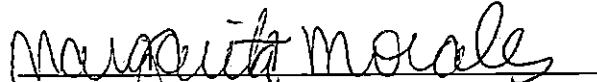
On this 11th day of August, 2025, I served the within **NOTICE OF SALE SCHEDULED FOR September 12, 2025** upon:

Rhonda Mona
149-30 88th Street, Unit 6N
Howard Beach, NY 11414

State of New York Mortgage Agency
641 Lexington Avenue
New York, NY 10022

Nicole D. Katsorhis, Esq.
The Katsorhis Law Firm, P.C.
7753 Main Street
Flushing, NY 11367

the address designated by said parties for that purpose, by depositing a true copy of same enclosed in a post-paid, properly addressed wrapper in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York and via NYSCEF.


MARGARITA MORALES

Sworn to before me this
11th day of August, 2025.


Notary Public

