

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY BANK S/B/M NATIONAL CITY
MORTGAGE CO., Plaintiff

AGAINST

JUAN MARTINEZ; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 22, 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 October 24, 2025 at 10:00 AM, premises known as 101-51 102nd Street, Ozone Park, NY 11416. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 9420 Lot: 46. Approximate amount of judgment \$494,179.11 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718448/2024. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Yvette V. Dudley, Esq., Referee

Fein, Such & Crane, LLP

28 East Main Street

Rochester, NY 14614

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