

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
PHOTIS ZISSIMATOS,

Index No. 703341/2023

Plaintiff,

NOTICE OF SALE

- against -

SPYRIDON ZISSIMATOS,

Defendant.
-----X

SUPREME COURT – COUNTY OF QUEENS

PHOTIS ZISSIMATOS, Plaintiff against
SPYRIDON ZISSIMATOS, Defendant(s).

Pursuant to an Order & Judgment of Partition and Sale entered on June 20, 2025, I, the undersigned Referee will sell at public at Queens County Supreme Courthouse, Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, N.Y. 11435 on July 18, 2025 at 11:00 a.m. Said premises known as 23-59 35th Street, Astoria, NY 11105. (Block: 820 Lot: 115).

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 703341/2023

Joseph Misk, Esq., Referee.

Michael Langer, Esq., Attorney(s) for Plaintiff, 100 E Old Country Rd., Suite 102, Mineola, N.Y. 11501 (516) 419-4600

Title searches should be performed in advance of the auction. There is no representation that insurable title will be transferred. The closing of the title will be “time of the essence,” as is stated in the Terms of Sale. Terms of Sale and the Judgment of Partition and Sale are available in advance of the auction date – call (516) 419-4600. The property is being sold “as is” in all respects (physical condition and from title perspective), except to extent stated in Judgment.

Dated: June 26, 2025



Michael Langer, Esq.