

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WASHINGTON EQUITY AND FUNDING CORP., Plaintiff, vs.  
8830 172ND LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 27, 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, NY 11435 on January 9, 2026 at 10:00 a.m., premises known as 88-30 172nd Street, Jamaica, NY 11432. 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 9807 and Lot 88. Approximate amount of judgment is \$1,163,100.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #714577/2023.

Austin I. Idehen, Esq., Referee

Golab Law PLLC, 248 West Street, White Plains, NY 10605, Attorneys for Plaintiff