

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

NSL SPECIAL ASSETS LLC, Plaintiff against

SHOPNO I, LLC, 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 October 24, 2024, 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 89-10 158th Avenue a/k/a 8910 158th Avenue, Howard Beach, New York 11414 and 158th Avenue, Howard Beach, New York 11414. Block 13988 Lot 4 and 7. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$2,255,739.32 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 700734/2024.

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.

Lamont R. Bailey, Esq., Referee

File # 23-0255