

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff

AGAINST

GERDA SAM; ALL UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF FLORE NEREE AND ANY OF HIS OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 13, 2019, 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 August 1, 2025 at 10:00 AM, premises known as 164-38 77th Avenue, Flushing, NY 11366 a/k/a Fresh Meadows, NY 11366. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 6970 Lot 24. Approximate amount of judgment \$461,004.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #706716/2014.

William T. Driscoll, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-002173