

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, MTGLQ INVESTORS, L.P., Plaintiff, vs. JAMES VAZQUEZ A/K/A JAMES VASQUEZ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 24, 2019, a Decision and Order duly entered on March 15, 2019, and a Decision + Order on Motion duly entered on January 10, 2025, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on July 9, 2025 at 2:15 p.m., premises known as 355 Pleasant Avenue, New York, NY 10035. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 1806 and Lot 26. Approximate amount of judgment is \$1,322,141.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #810148/2012.

Arthur W. Greig, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 200746-1