

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

SELENE FINANCE LP, Plaintiff

AGAINST

AYOKA CHRISTOPHER; RONALD GRANT; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 9, 2017, 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 November 21, 2025 at 10:00 AM, premises known as 115-31 158th Street, Jamaica, NY 11434. 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 12198, Lot 57. Approximate amount of judgment \$442,036.54 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721494/2024.

Eugene Uzamere, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-001213