

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

NATIONSTAR MORTGAGE LLC, Plaintiff

AGAINST

CHARMEN BUDRAM, ELSAIDA SMITH, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 22, 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, New York on August 8, 2025 at 10:00 AM, premises known as 2940 Oceancrest Boulevard, Far Rockaway, NY 11691. 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 15742 Lot 59. Approximate amount of judgment \$814,264.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #726892/2023.

Christy M. Demelfi, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-001387