

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - BOARD OF MANAGERS OF THE COLTON CONDOMINIUM, Plaintiff, against ERNESTO SALVA, ET. AL., Defendant(s). Index No.: 725010/2023

Pursuant to a Judgment of Foreclosure and Sale, dated June 23, 2025 and entered on June 27, 2025 (the "Judgment"), I, Austin I. Idehen, Esq., as Referee, will sell at public auction, at the Supreme Court of the State of New York, Queens County, 88-11 Sutphin Boulevard, Jamaica, New York, 11435, on the second floor in Courtroom 25, on **November 14, 2025 at 11:00 a.m.**, the premises situated in the County of Queens, City of New York, State of New York, known as Block 1263, Lot 1032 on the Queens County Tax Map, in the condominium known as "The Colton Condominium" and having a street address known as 76-15 35th Avenue, Unit 2R (a/k/a Unit 2-R), Jackson Heights, New York, 11372, together with an undivided 0.9219% interest in the common elements. Approximate amount of judgment is \$36,538.04 as of November 30, 2024, plus additional amounts accruing thereafter, including but not limited to common charges, assessments, late fees, costs and disbursements, expenses of sale, legal fees, interest, and other amounts as permitted under the Judgment and/or the Condominium Governing Documents. Premises will be sold subject to the provisions of the filed Judgment under Index No. 725010/2023, the Terms of Sale, and any first mortgage(s).

Austin I. Idehen, Esq., Referee

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