

SUPREME COURT - COUNTY OF QUEENS.

BOARD OF MANAGERS OF PATCHOGUE HOMES CONDOMINIUM II, Plaintiff -against-  
LISANDRA RODRIGUEZ, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated  
August 15, 2025 and entered on August 20, 2025, I, the undersigned Referee will sell at public auction at  
the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on Friday,  
October 31, 2025 at 10:00 AM, premises situate, lying and being a part of a condominium in the Borough  
and County of Queens, City and State of New York, known and designated as Apartment Unit Number  
4004, together with a .55147 percent undivided interest in the common elements. Block: 11417 Lot: 4004  
Said premises known as 87-10 149TH AVENUE, UNIT LD, HOWARD BEACH, NY 11414

Approximate amount of lien \$27,232.29 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 724020/2023.

LAMONT BAILEY, ESQ., Referee

Schneider Buchel LLP

Attorney(s) for Plaintiff

60 Crossways Park Dr West, Suite 340, Woodbury, NY 11797

{\* Queens Daily Eagle\*}

**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK )

) ss.:

COUNTY OF NASSAU )

I, MARGARITA MORALES, being duly sworn, depose and say that I am not a party to this action, I am over 18 years of age and I reside in Nassau County, New York.

On this 11<sup>th</sup> day of September, 2025, I served the within NOTICE OF SALE SCHEDULED FOR OCTOBER 31, 2025 upon:

Lisandra Rodriguez  
87-10 149<sup>th</sup> Avenue, Unit LD  
Howard Beach, NY 11414

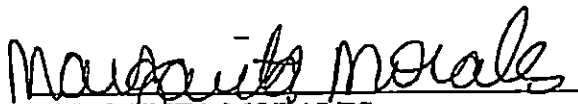
New York City Environmental Control Board  
68 John Street  
New York, NY 10007

New York City Parking Violations Bureau  
100 Church Street  
New York, NY 10007

New York City Transit Adjudication Bureau  
29 Gallatin Place, 3<sup>rd</sup> Floor  
Brooklyn, NY 11201

Lamont Bailey, Esq.  
Bailey & Bailey, LLC  
186-17 Merrick Boulevard, Suite 107  
Springfield Gardens, NY 11413

the address designated by said parties for that purpose, by depositing a true copy of same enclosed in a post-paid, properly addressed wrapper in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York and via NYSCEF.

  
MARGARITA MORALES

Sworn to before me this  
11<sup>th</sup> day of September, 2025.

  
NOTARY PUBLIC

ALEXANDRA PAULINO  
Notary Public, State of New York  
Reg. No. 01746283158  
Qualified in Queens County  
My Commission Expires 11/25/2026

5.23.2026