

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

21st Mortgage Corporation, Plaintiff

AGAINST

Angelita Chimbay Guaman a/k/a Angelita Chimbay, individually and as administrator of the Estate of Luis M. Guaman, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 2, 2018, 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 July 11, 2025 at 11:00 AM, premises known as 35-19 90th Street, Jackson Heights, NY 11372. 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: 1464, Lot: 66. Approximate amount of judgment \$869,241.86 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #713052/2020.

Martha Taylor, Esq., Referee

Frenkel Lambert Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-101910-F00