

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff

AGAINST

4721 DITMARS BLVD LLC, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 16, 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 February 13, 2026 at 10:00 AM, premises known as 4721 Ditmars Boulevard, Astoria, NY 11105. 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 761, Lot 69. Approximate amount of judgment \$553,268.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708186/2018.

Warren S. Hecht, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

18-002775