

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, TRUMAN CAPITAL HOLDINGS, LLC, Plaintiff, vs.
JOSEPH ROBERTS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 5, 2024, 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, NY 11435 on January 23, 2026 at 10:00 a.m., premises known as 130-33 Brookville Boulevard, Rosedale, NY 11422. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12918 and Lot 254. Approximate amount of judgment is \$581,184.28 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 709319/2014.

Autrey Johnson, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.:211886-1