

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

GITSIT Solutions, LLC, Plaintiff

AGAINST

Joycent V. Moncrieffe; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 29, 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 October 24, 2025 at 10:00 AM, premises known as 14547 157 Street, Jamaica, NY 11434 a/k/a 145-47 157 Street, Jamaica, NY 11434. 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: 15014, Lot: 460. Approximate amount of judgment \$93,363.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705974/2023.

Sheharyar Ali, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

22-13455NY