

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY**

QUEST TRUST COMPANY FBO ELIZABETH HAUG IRA #3101621, Plaintiff against

CLARA YRVANIA DIAZ, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered February 19, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on February 6, 2026 at 11:00 AM. Premises known as 91-52 112th Street, Richmond Hill, NY 11418. Block 9318 Lot 14. 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. Approximate Amount of Judgment is \$238,421.55 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 714155/2021.

This is the foreclosure of a 2nd mortgage lien subject to an existing 1st mortgage.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Lamont R. Bailey, Esq., Referee

File # 20-0966