

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X
SPRINGFIELD EQUITY PARTNERS LLC,

Plaintiff,

Index No. 717077/2020

- against -

171 LIBERTY INC.; AVA ENTERPRISES INC.; VINCENT
SEECOMAR; DEORAJ BALGOBIN; LADD HOLDING,
INC.; NEPT, INC.; WIW INC. D/B/A WIZARD IRON
WORKS INC.; ROLANDO CONSTRUCTION; R&S
STONE; CITY OF NEW YORK DEPARTMENT OF
TAXATION & FINANCE; NEW YORK STATE
DEPARTMENT OF TAXATION & FINANCE,

Defendants.

NOTICE OF SALE

Premises:

122-32 & 122-48

Montauk Street

Springfield Gardens, New York

Block 12700, Lots 28 & 33

-----X
PLEASE TAKE NOTICE that pursuant to the Judgment of Foreclosure and Sale dated October 11, 2024 and entered on October 21, 2024, I will sell at public auction public auction at the Queens County Courthouse, 88-11 Sutphin Blvd, Jamaica, New York, Courtroom 25 on December 12, 2025 at 11:00 a.m., prem. k/a 122-48 Montauk Street, Queens, New York, (Block 12700, Lot 33) and 122-32 Montauk Street, Queens, New York (Block 12700, Lot 28). Approx. amt of judgment is \$2,803,876.79 together with interest, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed Judgment, Queens County Foreclosure Auction Rules and terms of sale.

Alan Kestenbaum, Esq., Referee

Dated: Cedarhurst, New York
October 24, 2025

JACOBOWITZ NEWMAN TVERSKY LLP
Attorneys for Plaintiff

By: /s/ Aviva Francis

Aviva Francis

Evan M. Newman

377 Pearsall Avenue, Suite C
Cedarhurst, New York 11516

Tel: 516-545-0343

Email: af Francis@jntlpl.com