

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. ELTON G. CALLENDER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 18, 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 March 14, 2025 at 10:00 a.m., premises known as 119-32 197th Street, Saint Albans, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Saint Albans, Fourth Ward, Borough and County of Queens, City and State of New York, Block 12652 and Lot 23. Approximate amount of judgment is \$266,562.77 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707643/2023.

Martha Taylor, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 240846-1