

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, SAMUEL J. BURRUANO, Plaintiff, vs. 44 SOUTH MAIN HOLDING LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 10, 2023, a Short Form Order duly entered on February 5, 2024, an Order Amending Judgment of Foreclosure and Sale duly entered on February 20, 2024 and a Short Form Order duly entered on September 20, 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 December 13, 2024 at 11:00 a.m., premises known as 147-17 15th Avenue, Whitestone, NY 11357. 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 4644 and Lot 19. Approximate amount of judgment is \$517,092.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701375/2022.

Bruce S. Povman, Esq., Referee

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Attorneys for Plaintiff