

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PALM AVENUE HIALEAH TRUST, A DELAWARE STATUTORY TRUST, FOR AND ON
BEHALF AND SOLELY WITH RESPECT TO PALM AVENUE HIALEAH TRUST SERIES
2014-1, Plaintiff

AGAINST

PATRICK ROJAS, et al., Defendant(s)

Pursuant to an Order and Notice of Settlement entered on July 29, 2022, updated Order and Notice of Settlement entered on May 3rd, 2023, and Judgement of Foreclosure and sale entered October 7, 2013, I, the undersigned Referee will sell at public auction on the Courthouse steps of the Queens Supreme Court located at 88-11 Sutphin Boulevard, Jamaica, New York. on September 13, 2024 at 10:45AM, premises known as 94-43 46th Avenue, Elmhurst, NY 11373 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 1602, Lot 66 & 68. Approximate amount of judgment \$391,421.72 plus interest and costs. Premises will be sold subject to the provisions of filed Order Index #700551/2021. The auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols. Foreclosure Auctions will be held "Rain or Shine".

Joseph Frank Defelice, Esq., Referee

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