

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, MTGLQ INVESTORS, L.P., Plaintiff, vs. NICASIO ANGELES, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on December 28, 2020 and a Short Form Order duly entered March 11, 2024, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on May 10, 2024 at 10:45 a.m., premises known as 150-27 3rd 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 4506 and Lot 27. Approximate amount of judgment is \$1,047,311.45 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707847/2017. The Referee shall comply with the Eleventh Judicial District's COVID-19 policies concerning public auctions of foreclosed properties. These policies, along with the Queens County Foreclosure's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Nicholas Perciballi, Esq., Referee

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

Firm File No. 193661-1