

**REFEREE'S NOTICE OF SALE IN FORECLOSURE****SUPREME COURT - COUNTY OF QUEENS**

**SELENE FINANCE LP, Plaintiff - against - BASIL R. MOHAMED, et al  
Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on April 6, 2023. 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 the 13th day of September, 2024 at 10:00 AM. All that certain plot piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York.

Premises known as 114-01 130th Street, South Ozone Park, NY 11420.  
(Block: 11656, Lot: 1)

Approximate amount of lien \$837,913.40 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 708338/2016. Alexander C. Pabst, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 MOHAMED-71853

Dated: May 21, 2024

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**AFFIDAVIT OF MAILING**

STATE OF NEW YORK )

COUNTY OF NASSAU ) s.s.:

Deanna DeLessio, being duly sworn, deposes and says, that deponent is not a party to the action, is over 18 years of age and resides at Nassau County, New York.

That on May 23, 2024, deponent served a true copy of the Notice of Sale upon:

Basil R. Mohamed  
11401 130th St  
South Ozone Park, NY 11420

Lawrence Spivak  
Attorney for Defendant Basil R. Mohamed  
164-13 Hillside Avenue  
Jamaica, NY 11432

City of New York Environmental Control Board  
144-06 94th Avenue  
Jamaica, NY 11435

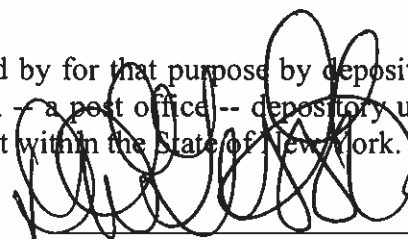
Lalita Smith (last name refused),  
11401 130th St  
South Ozone Park, NY 11420

Chris Smith (last name refused),  
11401 130th St  
South Ozone Park, NY 11420

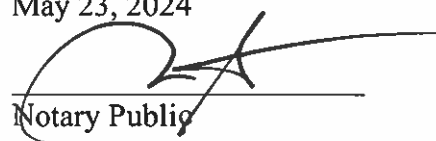
Joe Smith (last name refused)  
11401 130th St  
South Ozone Park, NY 11420

Alexander C. Pabst, Esq., Referee  
118-21 Queens Blvd, Suite 620  
Forest Hills, NY 11375;

in this action, at the addresses indicated and designated by for that purpose by depositing true copies of same enclosed in a postpaid properly addressed wrapper, in -- a post office -- depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

  
Deanna DeLessio 71853

Sworn to before me this  
May 23, 2024

  
Notary Public

ROBERT C. SAMBURSKY  
Notary Public, State of New York  
No. 023A6065439  
Qualified In Nassau County  
Commission Expires Oct. 15, 2024