

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, TD BANK, N.A., Plaintiff, vs. GEORGE MONTAGNER, ET AL.,
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 11, 2019, a Short Form Order duly entered on December 5, 2022, an Amended Judgment of Foreclosure and Sale duly entered on January 23, 2023 and a Short Form Order duly entered on November 26, 2024, I, the undersigned Referee will sell at public auction at Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on March 21, 2025 at 10:00 a.m., premises known as 90-60 179th Street, Jamaica, NY 11432. 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 9894 and Lot 85. Approximate amount of judgment is \$424,146.78 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701499/2016.

Richard M. Gutierrez, Esq., Referee

Duane Morris, LLP, 1540 Broadway, New York, New York 10036, Attorneys for Plaintiff