

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, TITAN CAPITAL ID, LLC, Plaintiff, vs. HUI CHEN, ET AL.,
Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 6, 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 March 7, 2025 at 10:00 a.m., premises known as 136-31 41st Avenue, Unit 2B, Flushing, NY 11355 (parcel I) and 41-10 39th Place, Long Island City, NY 11104 (parcel II). 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 5019 and Lot 1008 together with an undivided 3.9147 percent interest in the Common Elements (parcel I); All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the 1st Ward, Borough and County of Queens, City and State of New York, Block 187 and Lot 26 (parcel II). Approximate amount of judgment is \$1,483,439.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716466/2023.

Craig D. Zim, Esq., Referee

Vallely Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for
Plaintiff