

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, SEAGATE FUNDING CORP. AND ALROJAC REALTY CORP.,
Plaintiff, vs. MORJAY REALTY COMPANY, L.L.C, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 10, 2025, 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 May 23, 2025 at 10:00 a.m., premises known as 41-09 41st Street, Unit 1H, Sunnyside, NY 11104. 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 184 and Lot 1006 together with an undivided 2.3691 percent interest in the Common Elements. Approximate amount of judgment is \$348,916.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707661/2023.

Frances Ruiz, Esq., Referee

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