

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, BANTAM FUNDING II, LLC, Plaintiff, vs. UNITED ASSETS CORPORATION USA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 7, 2023, 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 January 10, 2025 at 10:00 a.m., premises known as 11-42 Welling Court a/k/a 1142 Welling Court, Astoria a/k/a Long Island City, NY 11102. 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 506 and Lot 60. Approximate amount of judgment is \$854,910.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712227/2020.

Richard M. Gutierrez, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff
Firm File No.: 233152-2