

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PNC BANK, NATIONAL ASSOCIATION, Plaintiff

AGAINST

MAHADEO RAMCHARRAN, DEOMATTIE RAMCHARRAN, NANDA PERSAUD,  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 17, 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, New York on February 7, 2025 at 10:00AM, premises known as 123-01 109th Street, South Ozone Park, NY 11420. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block: 9603 Lot: 42. Approximate amount of judgment \$604,020.62 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709090/2015. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Avrohom Y. Gefen, Esq., Referee

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