

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-NQM4, Plaintiff, vs. ARKADIY KHAIMOV, Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 18, 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 November 1, 2024 at 10:00 a.m., premises known as 176-16 Kildare Road, 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 of Queens, County of Queens, City and State of New York, Block 7236 and Lot 33. Approximate amount of judgment is \$1,210,181.79 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 723933/2022.

Donald Clarke, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No.: 222455-1