

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, EMIGRANT BANK AS SUCCESSOR-BY-MERGER TO EMIGRANT SAVINGS BANK - BROOKLYN/QUEENS, Plaintiff, vs. CLAUDE BECKFORD, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 2, 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 December 13, 2024 at 10:00 a.m., premises known as 116-38 194th Street, Saint Albans, NY 11412. 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 11064 and Lot 78. Approximate amount of judgment is \$250,311.48 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #720792/2019.

Nicholas Perciballi, Esq., Referee

Borchert & LaSpina, P.C., 19-02 Whitestone Expressway, Suite 302, Whitestone, New York 11357,
Attorneys for Plaintiff