

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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SPRINGFIELD EQUITY PARTNERS LLC,

Plaintiff,

Index No. 717077/2020

- against -

171 LIBERTY INC.; AVA ENTERPRISES INC.; VINCENT  
SEECOMAR; DEORAJ BALGOBIN; LADD HOLDING,  
INC.; NEPT, INC.; WIW INC. D/B/A WIZARD IRON  
WORKS INC.; ROLANDO CONSTRUCTION; R&S  
STONE; CITY OF NEW YORK DEPARTMENT OF  
TAXATION & FINANCE; NEW YORK STATE  
DEPARTMENT OF TAXATION & FINANCE,

**NOTICE OF SALE**

Defendants.  
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**PLEASE TAKE NOTICE** that pursuant to the Judgment of Foreclosure and Sale dated October 11, 2024 and entered on October 21, 2024, I will sell at public auction public auction at the Queens County Courthouse, 88-11 Sutphin Blvd, Jamaica, New York, Courtroom 25 on January 3, 2025 at 10:00 a.m., prem. k/a 122-48 Montauk Street, Queens, New York, (Block 12700, Lot 33) and 122-32 Montauk Street, Queens, New York (Block 12700, Lot 28). Approx. amt of judgment is \$2,803,876.79 together with interest, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed Judgment, the Covid-19 Auction Policies and terms of sale.

Alan Kestenbaum, Esq., Referee

Dated: Cedarhurst, New York  
October 29, 2024

**JACOBOWITZ NEWMAN TVERSKY LLP**  
*Attorneys for Plaintiff*

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