

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, ISANTHES, LLC, Plaintiff, vs. PEDRO GUERRA A/K/A PEDRO J. GUERRA A/K/A PEDRO JULIO GUERRA, IF LIVING, AND IF HE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure & Sale duly entered on May 8, 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 June 27, 2025 at 10:00 a.m., premises known as 22-16 98th Street, East Elmhurst, NY 11369. 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 1074 and Lot 11. Approximate amount of judgment is \$1,680,842.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707294/2014.

Joseph DeFelice, Esq., Referee

Vallely Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys
for Plaintiff