

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS, EMIGRANT BANK, Plaintiff, vs. SHANTA ITWARU et. al. Defendant(s).

Pursuant to Final Judgment of Foreclosure and Sale duly filed and recorded on April 19, 2023, I, the undersigned Referee will sell at public auction in Courtroom 25 of the Queens County Supreme Court, located at 88-11 Sutphin Blvd., Jamaica, NY 11435 on Friday, February 7, 2025 at 10:00 a.m., premises known as 101-19 130th Street, South Richmond Hill, NY 11419. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens, State of New York, Block 9498 and Lot 84. Approximate amount of judgment is \$390,880.49 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #0704982/2014.

Frank Bruno, Referee

Hertz, Cherson & Rosenthal, P.C., 118-35 Queens Boulevard, 9th Floor, Forest Hills, NY 11375 Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**