

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff

AGAINST

ALEXANDER N. DERGARABEDIAN, CHERYLL GREENE AS HEIR TO THE ESTATE OF
HELENE S. GREENE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 27, 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, New York on February 21, 2025 at 10:00AM, premises known as 23-95 Cornaga Avenue, Far Rockaway, NY 11691. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 15733, Lot 31. Approximate amount of judgment \$254,871.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #718916/2018.

Christy M. Demelfi, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-001453