

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, MTGLQ INVESTORS, L.P., Plaintiff, vs. JOSE E. MONTOYA
A/K/A JOSE MONTOYA, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 30, 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 January 24, 2025 at 10:00 a.m., premises known as 191-37 Murdock Avenue, St. 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 10988 and Lot 35. Approximate amount of judgment is \$562,603.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #709359/2021. Cash will not be accepted.

Lawrence Mark Litwack, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys
for Plaintiff