

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

PennyMac Loan Services, LLC, Plaintiff

AGAINST

Michael Guberman, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 7, 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 October 18, 2024 at 10:00AM, premises known as 332 Beach 13th Street, 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: 15614, Lot: 75. Approximate amount of judgment \$316,248.29 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #715018/2022. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Nicole Demetra Katsorhis, Esq., Referee

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