

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

SELENE FINANCE, LP, Plaintiff

AGAINST

NOORJAHAN BEGUM, MORSHEDUL HAQUE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 21, 2021, I, the undersigned Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, New York on January 27, 2023 at 12:15PM, premises known as 40-20 50TH AVENUE, SUNNYSIDE, NY 11104. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City and State of New York, County of Queens, Block 208, Lot 41. Approximate amount of judgment \$855,502.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #714823/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Dalia I. Zaza, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

19-001172

SUPREME COURT STATE OF NEW YORK

19-001172

Index No. 714823/2021

COUNTY OF QUEENS

AFFIDAVIT OF SERVICE BY MAIL

SELENE FINANCE, LP, Plaintiff

vs.

Noorjahan Begum, Morshedul Haque, et al., Defendant(s)

STATE OF NEW YORK

COUNTY OF ERIE SS.:

Donna Swierczynski, being duly sworn, deposes and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on 12-28-2022, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Dalia Zaza, Esq.

1129 Northern Blvd., Ste 404

Manhasset, NY 11030

Kevin McDermott, Esq.

Attorney for Defendant Noorjahan Begum

392 Hillside Avenue

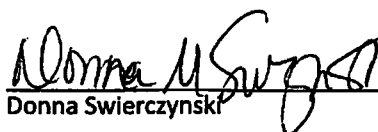
Williston Park, NY 11596

Morshedul Haque

40-20 50th Ave

Sunnyside, NY 11104

The undersigned affirms that the foregoing statements are true under the penalty of perjury.


Donna Swierczynski

Subscribed to before me on 12-28-2022

Notary Public



DENISE K. WINTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WI6413295
Qualified in Erie County
Commission Expires January 25, 2025