

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I TRUST,

-against-

YVONNE BOBIJEN HEDMAN A/K/A YVONNE FAGAN,
AS HEIR AND DISTRIBUTE OF THE ESTATE OF
BERYL WATSON, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on November 28, 2022, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and YVONNE BOBIJEN HEDMAN A/K/A YVONNE FAGAN, AS HEIR AND DISTRIBUTE OF THE ESTATE OF BERYL WATSON, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BOULEVARD, COURTROOM 25, JAMAICA, NY 11435, on September 5, 2025 at 10:00AM, the premises known as 114-43 212TH STREET, JAMAICA, NY 11411 and the following tax map identification 11031-34.

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, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 703196/2016; Jason S. Vishnick, Esq., as Referee; Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, 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.**



16-008485 - StM



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