

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS**

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GOSHEN MORTGAGE LLC, AS SEPARATE TRUSTEE
FOR GDBT I TRUST 2011-1,

Index No.: 708349/2017

Plaintiff,

-against-

JOHN STUART; JOAN STUART; SLOMIN'S INC.; NEW
YORK CITY PARKING VIOLATIONS BUREAU; NEW
YORK ENVIRONMENTAL CONTROL BOARD; NEW YORK
DEPARTMENT OF TAXATION AND FINANCE; KIM
MCRAE,

NOTICE OF SALEDefendants.
-----X

SIRS:

Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action dated October 11, 2023 and entered herein October 17, 2023, Michael A. Cervini, ESQ., the Referee will sell in one parcel at public auction on the 26th day of September, 2025 at 10:00 AM, the premises directed by said Judgment to be sold at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY. Said premises is commonly known as, 120-23 233RD STREET, CAMBRIA HEIGHTS, NY 11411.

SEE ATTACHED SCHEDULE "A"

The approximate amount of the Judgment is \$434,576.55 plus interest thereon from September 13, 2019, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment.

Dated: September 8, 2025
White Plains, New York

MICHAEL A. CERVINI, Esq.
Referee

KOSTERICH & SKEETE, LLC

Anelle Calisto
Attorneys for Plaintiff
707 Westchester Ave, Suite 302
White Plains, New York 10604
914-395-0055

DEFAULT SERVICES

DIVISION OF

FRONTIER ABSTRACT AND RESEARCH SERVICES, INC.

69 Cascade Drive, Suite 101, Rochester, NY 14614

SEARCH NO. 1034515

Schedule A- Description of the Premises

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of 233rd Street, distant 200 feet southerly from the corner formed by the intersection of the easterly side of 233rd Street with the southerly side of 120th Avenue;

RUNNING THENCE Easterly at right angles to 233rd Street, 100 feet;

THENCE Southerly parallel with 233rd Street 40 feet;

RUNNING THENCE Westerly again at right angles to 233rd Street, 100 feet to the easterly side of 233rd Street;

RUNNING THENCE Northerly along the easterly side of 233rd Street, 40 feet to the point or place of BEGINNING.

**120-23 233rd Street, Cambria Heights, NY (Borough of Queens/City of New York)
Queens County
BLOCK 12818 LOT 16**

SUPREME COURT - COUNTY OF QUEENS

GOSHEN MORTGAGE LLC, AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1, Plaintiff -against- JOHN STUART; JOAN STUART, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated October 11, 2023 and entered on October 17, 2023, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on September 26, 2025 at 10:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of 233rd Street, distant 200 feet southerly from the corner formed by the intersection of the easterly side of 233rd Street with the southerly side of 120th Avenue; being a plot 100 feet by 40 feet by 100 feet by 40 feet. Block: 12818 Lot: 16

Said premises known as 120-23 233RD STREET, CAMBRIA HEIGHTS, NY 11411

Approximate amount of lien \$434,576.55 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 708349/2017.

MICHAEL A. CERVINI, ESQ., ESQ., Referee

Kosterich & Skeete, LLC

Attorney(s) for Plaintiff

707 Westchester Ave, Suite 302, White Plains, NY 10604

{* Queens Daily Eagle*}