

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, ITS SUCCESSOR AND
ASSIGNS,

-against-

HENRY GIBBS AS HEIR AND DISTRIBUTE OF THE ESTATE OF DIANA P. GIBBS ET
AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on July 21, 2020, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, ITS SUCCESSOR AND ASSIGNS is the Plaintiff and HENRY GIBBS AS HEIR AND DISTRIBUTE OF THE ESTATE OF DIANA P. GIBBS, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 12/12/2025 at 10:00AM, premises known as 120-14 172 ST, JAMAICA, New York 11434; and the following tax map identification, -12388-197.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 704391/2016. Gregory M. LaSpina, Esq. - 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.**



16-195454 - StM

