

NOTICE OF SALE

Supreme Court County of Queens

Bank of America, N.A., Plaintiff

AGAINST

Paul J. Croce a/k/a Paul Croce Individually and as Heir to the Estate of Eleanor M. Croce a/k/a Elinor M. Croce if living and if any be dead, any and all persons who are spouses, widows, grantees, mortgagees, lienor, heirs, devisees, distributees, or successors in interest of such of the above as may be dead, and their spouses, heirs, devisees, distributees and successors in interest, all of whom and whose names and places of residences are unknown to Plaintiff, et al, Defendant

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 26, 2025, I, the undersigned Referee, will sell at public auction at the Queens County Courthouse, 88-11 Sutphin Blvd., Second Floor Courtroom 25, Jamaica, NY 11435 on January 9, 2026 at 10:00 AM premises known as 10811 72 Avenue a/k/a 108-11 72 Avenue, Forrest Hills a/k/a Forest Hills, NY 11375. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Queens, City and State of New York, BLOCK: 3257, LOT: 21. Approximate amount of judgment is \$332,046.34 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 712748/2024.

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Angelyn Dione Johnson, Referee

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