

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF QUEENS**

The Bank of New York Mellon F/K/A The Bank of New York as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR8, Plaintiff

**AGAINST**

Curtis Lee a/k/a Curtis T. Lee a/k/a Curtis T. Lee Jr a/k/a Curtis Lee Jr; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 21, 2020, amended October 18, 2023, and March 4, 2025, I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on February 13, 2026, at 10:00AM, premises known as 118-28 204th Street, Saint Albans, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough Of Queens, in the County of Queens, City and State of New York, Block 12638 Lot 8. Approximate amount of judgment \$617,240.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 705681/2018.

Katherine Huang, Esq., Referee

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Attorney(s) for the Plaintiff  
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Dated: December 26, 2025