

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. MELISSA D. MOHAN, AS ADMINISTRATOR TO THE ESTATE OF ELVETT EDWARDS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on March 10, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on July 11, 2025 at 10:00 a.m., premises known as 220-22 120th Avenue, Cambria Heights, NY 11411. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12804 and Lot 53. Approximate amount of judgment is \$375,773.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #707811/2016.

Sofia Balile, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 251661-1