

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

-against-

SHELLEY STRONG HANKINS, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF MARIE STRONG; 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 October 24, 2025, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SHELLEY STRONG HANKINS, AS HEIR AND DISTRIBUTEE OF THE ESTATE OF MARIE STRONG; 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 01/16/2026 at 11:00AM, premises known as 11-478 176TH ST, SAINT ALBANS, New York 11434; and the following tax map identification, -12398-223.

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

Premises will be sold subject to provisions of filed Judgment Index No.: 727785/2021. Robert Aiello, 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.**



16-194381 - StM