

NOTICE OF SALE

Supreme Court County of Queens

Lyons Mortgage Services, Inc., Plaintiff

AGAINST

Prisca Deschamps individually and as Heir to the Estate of Tony Deschamps, Marie Jecrois as Heir to the Estate of Tony Deschamps, Tracy Deschamps individually and as Heir to the Estate of Tony Deschamps, Farah Deschamps individually and as Heir to the Estate of Tony Deschamps, Tony Deschamps Jr as Heir to the Estate of Tony Deschamps and Tony Deschamps' unknown heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in the real property described in the complaint herein, et al, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 13, 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 23, 2026 at 11:00 AM premises known as 145-13 226th Street a/k/a 145-15 226th Street, Rosedale, NY 11413. 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: 13483, LOT: 14 f/k/a part of Lot 11. Approximate amount of judgment is \$353,654.60 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 717268/2018.

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

Yvette Vera Dudley, Referee

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