

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,  
Plaintiff, vs. MICHAEL H COURTNEY, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 17, 2024, 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 November 22, 2024 at 10:00 a.m., premises known as 257 Beach 135th Street, Belle Harbor, NY 11694. 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 16269 and Lot 17. Approximate amount of judgment is \$330,041.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701032/2023. Cash will not be accepted.

Martha Taylor, Esq., Referee

Knuckles & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys  
for Plaintiff