

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, MASTR ALTERNATIVE LOAN TRUST 2005-1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. ANTHONY A. NISBETT A/K/A ANTHONY NISBETT, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 25, 2024, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on March 14, 2025, at 10:00 AM, premises known as 307 BEACH 46TH STREET, FAR ROCKAWAY, NY 11691. 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: 15838, Lot: 63. Approximate amount of judgment is \$196,214.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 712054/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term

Website

(https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf)

WILLIAM L. SENA, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. [REDACTED] (File No. Nisbett)

SCHEDULE A
DESCRIPTIONBlock 15838 and Lot 63

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, bounded and described as follows:

BEGINNING at a point on the Westerly side of Beach 46th Street, distant 52.47 feet Northerly from the corner formed by the intersection of the Westerly side of Beach 46 Street, 40 feet wide with the Northerly side of Rockaway Beach Boulevard (75 feet wide);

RUNNING THENCE Westerly at right angles to the Westerly side of Beach 46th Street, 95.10 feet;

THENCE Northerly parallel with Beach 46th Street, 48.50 feet;

THENCE Northerly at right angles to Beach 46th Street, 95.10 feet to the Westerly side of Beach 46th Street;

THENCE Southerly along the Westerly side of Beach 46th Street, 48.50 feet to the point or place of BEGINNING.

EXCEPTING the following portion of the premises that was acquired by the City of New York pursuant to Condemnation Order recorded in CRFN 2012000337095.

COMMENCING at a point formed by the intersection of the Southerly line of Beach Channel Drive (75 feet wide) and the Westerly line of Beach 46th Street (50 feet wide) as said streets are shown on the Alternation Map No. 4929 and on Acquisition and Damage Map No. 5856, dated July 31, 2009 and running thence Southerly along the Westerly line of Beach 46th Street, a distance of 565.00 feet to the point and place of beginning.

RUNNING THENCE Easterly along the division line of Tax Lots 61 and 63, and deflecting to the left 90 degrees 00 minutes 00 seconds from the Westerly line of Beach 46th Street, a distance of 5.00 feet to a point;

THENCE Southerly along the Easterly line of said Tax Lot 63 and deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, a distance of 48.50 feet to a point;

THENCE Westerly along the division line of said Tax Lots 63 and 67 and deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, a distance of 5.00 feet to a point;

THENCE Northerly through the lands of said Tax Lot 63 and along the Westerly street line of Beach 46th Street and deflecting to the right 90 degrees 00 minutes 00 seconds from the last mentioned course, a distance of 48.50 feet to the point and place of BEGINNING.

Premises known as 307 Beach 46th Street, Far Rockaway, New York 11691