

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**

AGAINST

**OSCAR PRIETO, AS ADMINISTRATOR TO THE ESTATE OF MARIE ANTOINETTE LAUORE AKA
MARIE-ANTOINETTE LAUORE, UNKNOWN HEIRS AS HEIR TO THE ESTATE OF MARIE
ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE IF LIVING, AND IF HE/SHE BE
DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO
HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED
IN THIS ACTION; KEVIN COBB AS HEIR TO THE ESTATE OF MARIE ANTOINETTE LAUORE AKA
MARIE-ANTOINETTE LAUORE, SERGE HECTOR AS HEIR TO THE ESTATE OF MARIE
ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered March 28, 2023, 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, New York on January 17, 2025 at 10:00AM, premises known as 116-38 219th Street, Cambria Heights, NY 11411. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11319, Lot 48. Approximate amount of judgment \$332,323.63 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #717483/2017. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Janet L. Brown, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

17-005535

**SUPREME COURT STATE OF NEW YORK
COUNTY OF QUEENS**

17-005535

Index No. 717483/2017

AFFIRMATION OF SERVICE BY MAIL

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
Plaintiff**

vs.

**OSCAR PRIETO, AS ADMINISTRATOR TO THE ESTATE OF MARIE ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE,
UNKNOWN HEIRS AS HEIR TO THE ESTATE OF MARIE ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE IF LIVING,
AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN
INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; KEVIN COBB AS HEIR
TO THE ESTATE OF MARIE ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE, SERGE HECTOR AS HEIR TO THE
ESTATE OF MARIE ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE, ET AL, Defendant(s)**

Kristen Fantry, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on December 18, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

**Janet L. Brown, Esq.
Law Office of Janet L Brown 155-03 Jamaica Avenue
Jamaica, NY 11432**

**Oscar Prieto, as Administrator of the Estate of Marie Antoinette Laurore AKA Marie-Antoinette Laurore
88-11 Sutphin Boulevard, Room 61
Jamaica, NY 11435**

**Unknown Heirs
116-38 219th Street
Cambria Heights, NY 11411**

**Charles W. Marino, Esq.
Attorney for Defendant Kevin Cobb
2314 Poe Court
Seaford, NY 11783**

**Serge Hector
116-38 219th Street
Cambria Heights, NY 11411**

Beth P. Schwartz, Esq.

Attorney for Defendant United States of America acting through the Secretary of Housing and Urban Development

271 Cadman Plaza East

Brooklyn, NY 11201

Beth P. Schwartz, Esq.

Attorney for Defendant United States of America acting through the IRS

271 Cadman Plaza East

Brooklyn, NY 11201

I affirm on, December 18, 2024, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.


Kristen Fantry