

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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MORTGAGE ASSETS MANAGEMENT, LLC,

Plaintiff,

-against-

ANTHONY R. WATSON, JR. AS HEIR,
DEVISEE, DISTRIBUTE OF THE ESTATE OF
RUTHELLA WATSON AKA RUTH A.
WATSON, DECEASED; ROBERT K. WATSON,
AS HEIR, DEVISEE, DISTRIBUTE OF THE
ESTATE OF RUTHELLA WATSON AKA RUTH
A. WATSON, DECEASED; ANY AND ALL
KNOWN OR UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST THE
ESTATE OF RUTHELLA WATSON AKA RUTH
A. WATSON, DECEASED; NEW YORK CITY
PARKING VIOLATIONS BUREAU; UNITED
STATES OF AMERICA, ACTING ON BEHALF
OF THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; JOHN DOE
(REFUSED NAME) AS JOHN DOE #1
THROUGH #5,

Defendants.

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INDEX NO. 722216/2022

NOTICE OF SALE

Mortgage Premises:

118-09 Nashville Boulevard
Cambria Heights, NY 11411

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **118-09 Nashville Boulevard, St Albans a/k/a Cambria Heights, NY 11411**, directed to be
sold on **March 7, 2025 at 10:00 a.m.**, at public auction at the Queens County Supreme
Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435,
in connection with the above captioned foreclosure action.

Dated: February 6, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Monica G. Christie
Monica G. Christie, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

ANTHONY R. WATSON, JR. AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF
RUTHELLA WATSON AKA RUTH A. WATSON, DECEASED
118-09 NASHVILLE BOULEVARD
CAMBRIA, NY 11411

ROBERT K. WATSON, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF
RUTHELLA WATSON AKA RUTH A. WATSON, DECEASED
118-09 NASHVILLE BOULEVARD
CAMBRIA, NY 11411

BRUCE POVMAN, ESQ.
COURT APPOINTED GUARDIAN AD LITEM FOR ANY AND ALL KNOWN OR
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTATE OF RUTHELLA WATSON AKA RUTH A. WATSON,
DECEASED
56 MALVERN LANE
SCARSDALE, NY 10583

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET, 4TH FLOOR
NEW YORK, NY 10007

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
C/O MADELINE O'CONNOR, ESQ.
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

JOHN DOE (REFUSED NAME) AS JOHN DOE #1 through #5
118-09 NASHVILLE BOULEVARD
CAMBRIA, NY 11411

GM # 51543.0571

BARRY SEIDEL, ESQ.
COURT APPOINTED REFEREE
95-60 QUEENS BOULEVARD
PMB 501
REGO PARK, NY 11374

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. ANTHONY R. WATSON, JR. AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF RUTHELLA WATSON AKA RUTH A. WATSON, DECEASED, 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 at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on March 7, 2025 at 10:00 a.m., premises known as 118-09 Nashville Boulevard, St Albans a/k/a Cambria Heights, NY 11411. 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 12642 and Lot 55. Approximate amount of judgment is \$454,285.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722216/2022.

Barry Seidel, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff