

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

-against-

CAROL A. BUTLER A/K/A CAROL
PATRICK, AS THE HEIRS AND
DISTRIBUTEES OF THE ESTATE OF
RICHARD J. PATRICK, JR., ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on December 2, 2024, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and CAROL A. BUTLER A/K/A CAROL PATRICK, AS THE HEIRS AND DISTRIBUTEES OF THE ESTATE OF RICHARD J. PATRICK, JR., ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on February 28, 2025 at 10:00AM, premises known as 145-40 115TH AVE, JAMAICA, NY 11436; and the following tax map identification: 11990-55.

AIL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH OF QUEENS, CITY OF NEW YORK, COUNTY OF QUEENS AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 703144/2014. Alex Kadochnikov, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-197158 - StM

