

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

Plaintiff,

-against-

ALL THE HEIR AT LAW, NEXT OF KIN,
DISTRIBUTEES, DEVISEES, GRANTEEES,
TRUSTEES, LIENORS, CREDITORS, ASSIGNEES
AND SUCCESSORS IN INTEREST AND THE
CREDITORS, ASSIGNEES AND SUCCESSORS IN
INTEREST THEREOF OF THE AFORESAID
CLASSES OF PERSONS, IF THEY OR ANY OF
THEM BE DEAD, ALL OF WHOM AND WHOSE
NAMES AND PLACES OF RESIDENCE ARE
UNKNOWN TO THE PLAINTIFF OF MILDRED
MICHAELS; SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; INTERNAL REVENUE
SERVICE-UNITED STATES OF AMERICA; NEW
YORK STATE DEPARTMENT OF TAXATION AND
FINANCE-TAX COMPLIANCE DIVISION-C.O-ATC;
JOSEPHENE JIMENEZ S/H/A JOHN DOE NO. 1;
REUBEN JIMENEZ S/H/A JOHN DOE NO.2; AND
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD S/H/A JOHN DOE NO.3; RICHARD
HALBACK AS HEIR OF THE ESTATE OF MILDRED
MICHAELS,

Defendants.

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INDEX NO. 702811/2014

NOTICE OF SALE

Mortgage Premises:

107-37 78th Street
Ozone Park, NY 11417

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **107-37 78th Street, Ozone Park, NY 11417**, directed to be sold on **June 6, 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: May 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

Copies to:

NICOLE D. KATSORHIS, ESQ.

APPOINTED GUARDIAN AD LITEM

7753 MAIN STREET

FLUSHING, NY 11367

BETH P. SCHWARTZ, ESQ.

ATTORNEY FOR: SECRETARY OF HOUSING AND URBAN DEVELOPMENT and

INTERNAL REVENUE SERVICE-UNITED STATES OF AMERICA

271 CADMAN PLAZA EAST

BROOKLYN, NY 11201

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE-TAX COMPLIANCE
DIVISION-C.O-ATC

W.A. HARRIMAN STATE OFFICE CAMPUS, BLDG 9

ALBANY, NY 12227

JOSEPHENE JIMENEZ S/H/A JOHN DOE NO. 1

107-37 78TH STREET

OZONE PARK, NY 11417

REUBEN JIMENEZ S/H/A JOHN DOE NO.2

107-37 78TH STREET

OZONE PARK, NY 11417

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD

100 CHURCH STREET, 1ST FLOOR

NEW YORK, NY 10007

RICHARD HALBACK AS HEIR OF THE ESTATE OF MILDRED MICHAELS

C/O ESTATE REPRESENTATIVE

5230 WINDING BROOK ROAD

CHARLOTTE, NC 28226

SCOTT H. SILLER, ESQ.

COURT APPOINTED REFEREE

706 EQUESTRIAN WAY

WESTBURY, NY 11590

GM # 51543.0328

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, vs. ALL THE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTEES, DEVISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, ASSIGNEES AND SUCCESSORS IN INTEREST TO THE ESTATE OF MILDRED MICHAELS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Caption Amendment duly entered on February 8, 2023, an Order duly entered on February 5, 2024 and a Short Form Order duly entered on March 3, 2025, 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 June 6, 2025 at 10:00 a.m., premises known as 107-37 78th Street, Ozone Park, NY 11417. 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 9137 and Lot 291. Approximate amount of judgment is \$1,177,576.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #702811/2014.

Scott H. Siller, Esq., Referee

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