

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

BAYVIEW LOAN SERVICING, LLC, Plaintiff against

THE HEIRS AT LARGE OF SAMUEL COPNEY, DECEASED AND ALL PERSON WHO ARE HUSBANDS, WIDOWS, GRANTEES, MORTGAGEES, LIENORS, HEIRS, DEVISEES, DISTRIBUTES, SUCCESSORS IN INTEREST OF SUCH OF THEM AS MAY BE DEAD, AND THEIR HUSBANDS AND WIVES, HEIRS, DEVISEES, DISTRIBUTEES, AND SUCCESSORS OF INTEREST OF ALL OF WHOM AND WHOSE NAMES AND PLACE ARE UNKNOWN TO PLAINTIFF, et al Defendant(s)

Attorney for Plaintiff(s) Fein, Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered July 24, 2019, and Amended on June 20, 2023 I will sell at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 1, 2023 at 10:15 AM. Premises known as 145-36 Farmers Blvd, Jamaica, NY 11434. Block 13313 Lot 28. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$434,993.08 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 707019/2016.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Ali Najmi, Esq., Referee

QNSRC591