

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, BLUE CASTLE (CAYMAN) LTD, Plaintiff, vs. VANESSA HOLMES-BENJAMIN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure & Sale duly entered on March 17, 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 May 23, 2025 at 10:00 a.m., premises known as 130-65 227th Street, Springfield Gardens a/k/a Laurelton, NY 11413. 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 12905 and Lot 5. Approximate amount of judgment is \$787,660.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711867/2017.

Sally Attia, Esq., Referee

Vallely Mitola Ryan PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys  
for Plaintiff