

**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. UNKNOWN HEIRS OF THE ESTATE OF JUANITA BOLDEN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated December 2, 2024 and duly entered on December 10, 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 May 23, 2025 at 10:00 a.m., premises known as 24-49 92nd Street, Flushing, NY 11369. 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 1103 and Lot 45. Approximate amount of judgment is \$792,996.99 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #701513/2014. Referee does not accept cash, only bank or certified checks made payable to Dominic Villoni, Esq., as referee.

Dominic Villoni, Esq., Refere

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff