

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND

MORTGAGE ASSETS MANAGEMENT,
LLC,

-against-

LINDA MARIE LOPEZ A/K/A LINDA
HILLOWE AS HEIR AND DISTRIBUTE
TO THE ESTATE OF JOHN L. LOPEZ, 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 Richmond on January 24, 2025, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and LINDA MARIE LOPEZ A/K/A LINDA HILLOWE AS HEIR AND DISTRIBUTE TO THE ESTATE OF JOHN L. LOPEZ, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the RICHMOND COUNTY COURTHOUSE, 18 RICHMOND TERRACE, ROOM 112, STATEN ISLAND, NY 10301, on April 3, 2025 at 10:00AM, premises known as 254 KATAN AVENUE, UNIT 39B A/K/A UNIT B, STATEN ISLAND, NY 10308; and the following tax map identification: 5438-1008.

ALL THAT CERTAIN PLOT, PIECE PARCEL OF REAL PROPERTY, WITH THE BUILDINGS AND IMPROVEMENTS THEREIN CONTAINED, SITUATE AND BEING A PART OF A CONDOMINIUM IN THE BOROUGH OF STATEN ISLAND, COUNTY OF RICHMOND, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS HOME NO. 39B TOGETHER WITH AN .9709% UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE CONDOMINIUM HEREINAFTER REFERRED TO.

THE REAL PROPERTY ABOVE DESCRIBED ABOVE IS HOME NO. 39B SHOWN ON THE PLANS OF A CONDOMINIUM PREPARED AND CERTIFIED BY PETER F. ODDO, JR. AND FILED IN THE OFFICE OF THE CLERK OF RICHMOND COUNTY ON THE 29TH DAY OF APRIL, 1986, AS MAP NO. C79, DEFINED IN THE DECLARATION OF CONDOMINIUM ENTITLED, "KATAN GARDENS CONDOMINIUM" MADE BY KATAN GARDENS ASSOCIATES, UNDER ARTICLE 9B OF THE NEW YORK REAL PROPERTY LAW

Premises will be sold subject to provisions of filed Judgment Index No.: 135618/2019. Henry C. Chan, 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.**

