

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WELLS FARGO BANK, N.A., AS TRUSTEE FOR BSSP TRUST SERIES 2007-EMX1, Plaintiff, vs. PAUL J. HOYLE A/K/A PAUL HOYLE, LILLIAN HOYLE, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 6, 2019, and an Order entered on July 15, 2022 I, the undersigned Referee will sell at public auction at the Courthouse Steps of the Queens Supreme Court, 88-11 Sutphin Blvd, Jamaica, NY 11435 on May 31, 2024, at 11:15 A.M., premises known as 110-46 174TH STREET, JAMAICA, NY 11433. 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: 10272, Lot: 60. Approximate amount of judgment is \$707,321.18 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 709213/2015.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee. **All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term**

**Website:**([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure\\_Auction\\_Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

Gregory J. Newman, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

## ADVANTAGE FORECLOSURE SERVICES, INC.

Title No. [REDACTED]

SCHEDULE A  
DESCRIPTIONBlock 10272 and Lot 60

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, bounded and described as follows:

BEGINNING at a point on the Westerly side of 174<sup>th</sup> Street (formerly known as Queens Avenue), distant 126.67 feet Northerly from the corner formed by the intersection of the Westerly side of 174<sup>th</sup> Street with the Northerly side of 111<sup>th</sup> Avenue (formerly known as Remsen Street), as said Avenue and Street are shown on map entitled, "Map of Jamaica Oaks, 4<sup>th</sup> Ward, Borough of Queens, New York, surveyed July 28, 1909, Metropolis Engineering Co., Jamaica, N.Y.," and filed March 31, 1910, Map No. 886;

RUNNING THENCE Westerly and parallel with 111<sup>th</sup> Avenue, 100 feet;

THENCE Northerly and parallel with 174<sup>th</sup> Street, 26.66 feet;

THENCE Easterly again parallel with 111<sup>th</sup> Avenue, 100 feet to the Westerly side of 174<sup>th</sup> Street;

THENCE Southerly along the Westerly side of 174<sup>th</sup> Street, 26.66 feet to the point or place of BEGINNING.

Premises known as 110-46 174th Street, Jamaica, New York