

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR  
MORTGAGE ASSETS MANAGEMENT  
SERIES I TRUST,

-against-

FRANK W BLACKWELL III, AS HEIR  
AND DISTRIBUTE OF THE ESTATE  
OF EDITH WATKINS, 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 Queens on July 1, 2024, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and FRANK W BLACKWELL III, AS HEIR AND DISTRIBUTE OF THE ESTATE OF EDITH WATKINS, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on September 6, 2024 at 10:00AM, premises known as 97-11 24TH AVENUE, EAST ELMHURST, NY 11369; and the following tax map identification: 1091-40.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 709888/2017. Robert Aiello, 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.**



17-046985 - StM

