

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-

SHELLEY ENNETT AS HEIR AT LAW,
NEXT OF KIN AND DISTRIBUTE OF
THE ESTATE OF VIVIAN O. WATSON
A/K/A VIVIAN WATSON, 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 September 20, 2023, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and SHELLEY ENNETT AS HEIR AT LAW, NEXT OF KIN AND DISTRIBUTE OF THE ESTATE OF VIVIAN O. WATSON A/K/A VIVIAN WATSON, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on February 28, 2025 at 10:00AM, premises known as 119 43 200TH STREET, SAINT ALBANS, NY 11412; and the following tax map identification: 12656-35.

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

Premises will be sold subject to provisions of filed Judgment Index No.: 700389/2022. Eric D. Subin, 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.**



16-197116 - StM

