

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 2019-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2019-A TRUST, Plaintiff, vs. LISA M. POWELL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly dated September 9, 2024 and duly entered on September 20, 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 December 6, 2024 at 11:00 a.m., premises known as 155-47 101st Street, Howard Beach, NY 11414. 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 14145 and Lot 50. Approximate amount of judgment is \$28,483.51 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #723640/2020.

Joyce A. Brown, Esq., Referee

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