

**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. NATHANIEL BOYER, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated March 7, 2022 and duly entered on March 8, 2022 and an Order Modifying Judgment of Foreclosure and Sale dated January 16, 2024 and duly entered January 18, 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 January 17, 2025 at 11:00 a.m., premises known as 157-16 134th Avenue, Flushing, NY 11434. 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 12296 and Lot 7. Approximate amount of judgment is \$78,257.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #722208/2020.

Judah Maltz, Esq., Referee

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