

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 2015-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2015-A TRUST, Plaintiff, vs. BALBIR SINGH, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated August 13, 2019 and duly entered on September 24, 2019 and a Short Form Order dated December 8, 2023 and duly entered on December 12, 2023, I, the undersigned Referee will sell at public auction on the outside steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on February 23, 2024 at 10:30 a.m., premises known as 72-74 Burchell Avenue, Arverne, NY 11692. 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 16065 and Lot 26. Approximate amount of judgment is \$2,145.12 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 702945/2016. The Referee 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's Auction Rules, can be found on the Queens Supreme Court - Civil Term website.

Gregory J. Newman, Esq., Referee

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