

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

INDEX NO. 703963/2023

NOTICE OF SALE

Plaintiff,

-against-

Mortgage Premises:
224-06 114th Road
Cambria Heights, NY 11411

ZELIA E. GREEN; UNITED STATES OF
AMERICA ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; "JOHN DOE" (REFUSED
NAME) AS JOHN DOE #1; "JOHN DOE"
(REFUSED NAME) AS JOHN DOE #2; "JOHN
DOE" (REFUSED NAME) AS JOHN DOE #3;
"JOHN DOE" (REFUSED NAME) AS JOHN DOE
#4; "JOHN DOE" (REFUSED NAME) AS JOHN
DOE #5,

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **224-06 114th Road, Cambria Heights, NY 11411**, directed to be sold on **October 4, 2024 at**
10:00 a.m., at public auction at the Queens County Supreme Courthouse, on the second floor in
Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above
captioned foreclosure action.

Dated: September 19, 2024
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

GM # 22-000597-01

ZELIA E. GREEN
224-06 114TH ROAD
CAMBRIA HEIGHTS, NY 11411

**UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT**
C/O BETH P. SCHWARTZ, ESQ.
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

“JOHN DOE” (REFUSED NAME) AS JOHN DOE #1 through #5
224-06 114TH ROAD
CAMBRIA HEIGHTS, NY 11411

RICHARD GUTIERREZ, ESQ.
COURT APPOINTED REFEREE
11835 QUEENS BOULEVARD, SUITE 1500
FOREST HILLS, NY 11375

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. ZELIA E. GREEN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 13, 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 October 4, 2024 at 10:00 a.m., premises known as 224-06 114th Road, Cambria Heights, NY 11411. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, Block 11268 and Lot 83. Approximate amount of judgment is \$358,307.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 703963/2023. 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.

Richard Gutierrez, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff