

SUPREME COURT - COUNTY OF QUEENS.

NYCTL 2021-A TRUST AND THE BANK OF NEW YORK MELLON, AS COLLATERAL AGENT AND CUSTODIAN, Plaintiffs -against- ANNETTE F. GARLAND, FAY JARMON & CATHERINE WHALEY, as heirs at law and distribute to the Estate of Fannie Demoulin, deceased, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein on February 21, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY on April 25, 2025 at 10:00 a.m. premises situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as Block 11954 and Lot 69 on the Queens County Tax Assessment Map.

Said premises known as 111-44 139TH STREET, JAMAICA, NY

Approximate amount of lien \$19,529.90 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 724198/2023.

TAHANIE ABOUSHI, ESQ., Referee

Phillips Lytle LLP

Attorney(s) for Plaintiffs

28 East Main Street, Suite 1400, Rochester, NY 14614

{* NEWSDAY QU*}