

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

CitiMortgage, Inc. sbm CitiFinancial Mortgage Company, Inc., Plaintiff

AGAINST

Debbie Lyon a/k/a Debbie Samuels, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 11, 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, New York on December 13, 2024 at 11:00AM, premises known as 114-01 211th Street, Cambria Heights, NY 11411. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block: 11030, Lot: 71. Approximate amount of judgment \$264,467.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #705975/2017. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Hettie Powell, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-084101-F00