

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

-against-

MARIE ROMAIN A/K/A MARIE
ROMAIN PHILOXI, BY AND THROUGH
HER COURT APPOINTED GUARDIAN,
NEW YORK FOUNDATION FOR
SENIOR CITIZENS GUARDIAN
SERVICES, INC., AS COURT
APPOINTED GUARDIAN OF HER
PERSON AND/OR PROPERTY, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on November 15, 2024, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and MARIE ROMAIN A/K/A MARIE ROMAIN PHILOXI, BY AND THROUGH HER COURT APPOINTED GUARDIAN, NEW YORK FOUNDATION FOR SENIOR CITIZENS GUARDIAN SERVICES, INC., AS COURT APPOINTED GUARDIAN OF HER PERSON AND/OR PROPERTY, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on January 31, 2025 at 10:00AM, premises known as 107-15 223RD STREET, QUEENS VILLAGE, NY 11429; and the following tax map identification: 11189-4.

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

Premises will be sold subject to provisions of filed Judgment Index No.: 701562/2017. Stephen Holihan, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-237003 - StM

