

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE"), A CORPORATION ORGANIZED
AND EXISTING UNDER THE LAWS OF THE UNITED
STATES OF AMERICA

Plaintiff,

-against-

WAYNE BUSCOMB, If he be living and if he be dead, the
respective heirs-at-law, next-of-kin, distributes, executors,
administrators, trustees, devisees, legatees, assignees,
lienors, creditors and successors in interest and generally all
persons having or claiming under, by or through said
defendant who may be deceased, by purchase, inheritance,
lien or inheritance, lien or otherwise any right, title or
interest in or to the real property described in the complaint,
THE UNKNOWN HEIRS AT LAW OF THE ESTATE OF
BRIAN BLAKE, if living, and if they be dead, any and all
persons who may claim as devisees, distributes, and
successors in interest to said defendant, all of whom and
whose places of residence are unknown to plaintiff, and
cannot after diligent inquiry be ascertained, LOUISE BESS
INDIVIDUALLY AND AS CO-ADMINISTRATOR OF
THE ESTATE OF WINSTON J. ANTOINE, KEINO
ANTOINE INDIVIDUALLY AND AS CO-
ADMINISTRATOR OF THE ESTATE OF WINSTON J.
ANTOINE, JOY ANTOINE-FOSTER, JOANNA SOSA,
DESMOND BLAKE, HAYDEN BLAKE, UNITED
STATES OF AMERICA, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE, NEW
YORK CITY PARKING VIOLATIONS BUREAU
PAYMENT AND ADJUDICATION CENTER OF
QUEENS, NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD AND NEW YORK CITY TRANSIT
ADJUDICATION BUREAU,

Defendants,

INDEX # 713452/2023

NOTICE OF SALE

Pursuant to a Judgment of Foreclosure and Sale entered on May 27th, 2025 within is a copy of
the Notice of Sale for the above captioned matter.

Dated: Manhasset, New York
July 14, 2025

David A. Gallo & Associates LLP

/s/ Frank A. Morrone, Esq.
Frank A. Morrone, Esq.
Attorney for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030

TO MELANIE ANICA HEADLEY, ESQ.
THE HEADLEY LAW GROUP, INC.
ATTORNEY FOR DEFENDANT WAYNE BUSCOMB, ESTATE OF BRIAN BLAKE,
LOUISE BESS and HAYDEN BLAKE
84-03 CUTHBERT ROAD, UNIT 1B
KEW GARDENS, NY 11415

KEINO ANTOINE INDIVIDUALLY AND AS CO-ADMINISTRATOR OF THE ESTATE OF
WINSTON J. ANTOINE
128-09 109TH AVENUE
SOUTH OZONE PARK, NY 11420

KEINO ANTOINE INDIVIDUALLY AND AS CO-ADMINISTRATOR OF THE ESTATE OF
WINSTON J. ANTOINE
194-06 LINDEN BOULEVARD, 1ST FLOOR
ST. ALBANS, NY 11412

JOY ANTOINE-FOSTER
549 TRICKLING CREEK ROAD
RICHMOND, VA 23226

JOANNA SOSA
644 UNIVERSITY DRIVE
WALDORF, MD 20602

DESMOND BLAKE
1099 OLD STATE ROAD
RAVENA, NY 12143

SUSAN M. SILVERMAN, ESQ.
REFEREE
446 WILLIS AVENUE, #243
WILLISTON PARK, NY 11596

SUPREME COURT - COUNTY OF QUEENS.

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff -against- WAYNE BUSCOMB, if he be living and if he be dead, etc..., et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated May 12, 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 September 5, 2025 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at a point on the Northerly side of 109th Avenue, distant 78.64 feet Easterly from the corner formed by the intersection of the Northerly side of 109th Avenue with the Easterly side of 128th Street; being a plot 95 feet by 23.50 feet by 95 feet by 23.50 feet. Block: 9608 Lot: 108

Said premises known as 128-09 109TH AVENUE, JAMAICA, NY 11420

Approximate amount of lien \$442,018.96 plus interest & costs.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Index Number 713452/2023.

SUSAN M. SILVERMAN, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 7254.8838

{* Queens Daily Eagle*}

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

Plaintiff,

-against-

WAYNE BUSCOMB, et al,

Defendant(s)

NOTICE OF SALE**DAVID A. GALLO & ASSOCIATES LLP**

Attorneys for Plaintiff
47 Hillside Avenue - 2nd Floor
Manhasset, NY 11030
Our file #: 7254.8838

To:

Attorney(s) for

Service of a copy of the within _____ is hereby admitted.

Dated: _____

Attorney's for:

Sir:-Please take notice

☐ NOTICE OF ENTRY

that the within is a (certified) true copy of a
duly entered in the office of the clerk of the within named court on 2025

☐ NOTICE OF SETTLEMENT

that an order _____ of which the within is a true copy will be presented for
settlement to the HON. _____ one of the judges

of the within named court, at

on 2025 at _____ M.

Dated,

Yours, etc.

DAVID A. GALLO & ASSOCIATES LLP

Office & P.O. Address

47 Hillside Avenue - 2nd Floor

Manhasset, NY 11030