

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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FINANCE OF AMERICA REVERSE LLC,

Plaintiff,

-against-

ANN SIMMOND AS HEIR, DEVISEE,
DISTRIBUTE OF THE ESTATE OF GLORIA A.
SIMMOND AKA GLORIA ANN SIMMOND,
DECEASED; YOLANDA SIMMOND-FRAZIER
AS HEIR, DEVISEE, DISTRIBUTE OF THE
ESTATE OF GLORIA A. SIMMOND AKA
GLORIA ANN SIMMOND,; SHERIDAN
SIMMOND AS HEIR, DEVISEE, DISTRIBUTE
OF THE ESTATE OF GLORIA A. SIMMOND
AKA GLORIA ANN SIMMOND,; MICHAEL
SIMMOND AS HEIR, DEVISEE, DISTRIBUTE
OF THE ESTATE OF GLORIA A. SIMMOND
AKA GLORIA ANN SIMMOND,; ANY AND
ALL KNOWN OR UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN INTEREST
BY, THROUGH, UNDER OR AGAINST THE
ESTATE OF GLORIA A. SIMMOND AKA
GLORIA ANN SIMMOND,; UNITED STATES
OF AMERICA, ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; JOHN DOE (REFUSED
NAME) AS JOHN DOE 1 through 5,

Defendants.
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INDEX NO. 725192/2021

NOTICE OF SALE

Mortgage Premises:

13144 Francis Lewis Boulevard
Laurelton, NY 11413

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **13144 Francis Lewis Boulevard, Laurelton, NY 11413**, directed to be sold on **November 7,**
2025 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: October 22, 2025
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:

ANN SIMMOND AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND, DECEASED
13144 FRANCIS LEWIS BOULEVARD
LAURELTON, NY 11413

YOLANDA SIMMOND-FRAZIER AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND
1801 DORCHESTER 4G
BROOKLYN, NY 11226

SHERIDAN SIMMOND AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND
5117 D STREET
PHILADELPHIA, PA 19120

MICHAEL SIMMOND AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND
119 FOUNTAIN AVENUE, APT 1A
BROOKLYN, NY 11208

KATE D. CHRISTOFORATOS, ESQ.
COURT APPOINTED GUARDIAN AD LITEM FOR ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND
21-74 STEINWAY STREET
ASTORIA, NY 11105

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

GM # 48623.0950

JOHN DOE (REFUSED NAME) AS JOHN DOE 1 through 5
13144 FRANCIS LEWIS BOULEVARD
LAURELTON, NY 11413

GREGORY LASPINA, ESQ.
COURT APPOINTED REFEREE
1902 WHITESTONE EXPRESSWAY, SUITE 302
WHITESTONE, NY 11357

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. ANN SIMMOND AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF GLORIA A. SIMMOND AKA GLORIA ANN SIMMOND, DECEASED, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on August 13, 2025, 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 November 7, 2025 at 10:00 a.m., premises known as 13144 Francis Lewis Boulevard, Laurelton, NY 11413. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 12940 and Lot 102. Approximate amount of judgment is \$393,563.04 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #725192/2021.

Gregory LaSpina, Esq., Referee

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