

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF QUEENS

Park Place Securities, Inc., Asset-Backed Pass-Through
Certificates, Series 2004-WWF1, U.S. Bank National
Association, as Trustee, successor in interest to
Wachovia Bank, N.A., as Trustee

Plaintiff(s),

-against-

Tina G. Seepersaud, Sustainable Neighborhoods LLC,
New York City Environmental Control Board, New
York City Parking Violations Bureau, New York City
Department of Transportation; Robert Doe (Full Name
Refused),

Defendant(s)

Notice of Sale

Index Number: 704820/2024

Premises: 104-23 123rd Street,
South Richmond Hill, New York
11419

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1, U.S.
Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee

Plaintiff,

Against

Tina G. Seepersaud, Sustainable Neighborhoods LLC, New York City Environmental Control
Board, New York City Parking Violations Bureau, New York City Department of
Transportation; Robert Doe (Full Name Refused)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 05/28/2025, I, the undersigned
Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 9/5/2025 at 10:00AM,
premises known as 104-23 123rd Street, South Richmond Hill, New York 11419, and described
as follows:

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.

Block 9577 Lot 60

The approximate amount of the current Judgment lien is \$442,923.57 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and
Sale; Index # 704820/2024

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Richard Piccola, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY
11570

Dated: 6/9/2025 File Number: 39032 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 704820/2024

Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WWF1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee
Plaintiff(s),

-against-

Tina G. Seepersaud, Sustainable Neighborhoods LLC, New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Department of Transportation; Robert Doe (Full Name Refused),
Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.
Attorneys for Plaintiff
Office and Post Office Address
255 Merrick Road
Rockville Centre, New York 11570
Telephone Number
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

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 ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200