

SUPREME COURT – COUNTY OF QUEENS**BILAH VERNON., Plaintiff against****RALPH VERNON, et al, Defendant(s).****Pursuant to a Judgment of Partition and Sale entered on April 14, 2025****I, the undersigned Referee will sell at public at Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, N.Y. 11435 on July 11, 2025 at 11:00 a.m.****Said premises known as 139-17 250th Street, Rosedale, New York 11422.****(Block: 13609 Lot: 18).****Premises will be sold subject to provisions of filed judgment and terms of sale.****Index No. 721811/2022****Nicholas E. Perciballi, Esq., Referee.****Bernstein & Gray Law Group, PLLC, Attorney(s) for Plaintiff, Colleen R. S. Gray, Esq., 350 National Blvd., Suite 2E, Long Beach, N.Y. 11561****(718) 263-6800****Title searches should be performed in advance of the auction. There is no representation that insurable title will be transferred. The closing of the title will be “time of the essence,” as is stated in the Terms of Sale. The property is being sold “as is” in all respects (physical condition and from title perspective), except to extent stated in Judgment.**

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

Index No.: 721811/2022

BILAH VERO,

Plaintiff,

-against-

RALPH VERO, CARRINGTON MORTGAGE
SERVICES, LLC, and JOHN DOE and JANE DOE
(Those unknown tenants, occupants, Persons or corporations
or their heirs, distributes, Executors, administrators, trustees,
guardians, Assignees, creditors or successors claiming an
Interest in the mortgaged premises.)

Defendants.

NOTICE OF SALE

Pursuant to NYCRR Rule 130-1.1-a, the undersigned, an attorney admitted to practice in the State of New York certifies that, upon information and belief and reasonable inquiry, the contentions contained in the annexed paper(s) are not frivolous.



BERNSTEIN & GRAY LAW GROUP, PLLC

Attorneys for Plaintiff

350 National Boulevard, Suite 2E

Long Beach, New York 11561

T: (516) 853-0927

F: (516) 430-5059

To:

Attorney(s) for

Service of a copy of the within

is hereby admitted.

_____, Dated, _____

Attorneys for

Please take notice

Notice of Entry

that that within is a (certified) true copy of a
the within court on

duly entered in the office of the clerk of

*** * Notice of Settlement**

that a _____ which within is a true copy will be presented to Hon.
one of the judges of the within named court on _____ at 9:30a.m.

Dated: May 27, 2025

Yours, etc.,

/s/

BERNSTEIN & GRAY LAW GROUP PLLC