

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CLEARVUE CAPITAL CORPORATION, Plaintiff, vs.
RAYNELL NEAL, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 27, 2022 and a Resettled Judgment of Foreclosure and Sale duly entered on May 28, 2025 I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on January 2, 2026 at 10:00 AM, premises known as 428 FERNSIDE PLACE, UNIT 6, BUILDING A, FAR ROCKAWAY, NY 11691. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being A PART OF Condominium at Far Rockaway, in the Borough and County of Queens, City and State of New York, Block: 15768, Lot: 1006 together with an undivided 1/53rd interest in the common elements of the Condominium. Approximate amount of judgment is \$153,163.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 709144/2016.

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, the Mortgagee's attorney, or the Referee.

All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website

([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure Auction Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf))

MARTHA TAYLOR, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff



Client Reference No.: 160144494

Loan No.: [REDACTED]

**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being A PART OF Condominium at Far Rockaway, in the Borough and County of Queens, City and State of New York, known and designated as Unit Number 6 in Building A together with an undivided 1/53rd interest in the common elements of the Condominium hereinafter described as the same is defined in the Declaration of Condominium hereafter referred to:

The real property above described is a unit shown on the plan of a Condominium prepared and certified by Mok and Sonber, Licensed Professional Engineers of No. 116-55 Queens Blvd., Forest Hills, N.Y., and made a part of the Declaration of Condominium entitled, "Oceanview Towne House Condominium, sponsored by Oceanview Towne Houses, Inc., dated 9/26/66 and recorded 9/30/66 in Record Liber 243 Page 407 as amended by Agreement dated 10/5/66 and recorded 10/6/66 in Record Liber 249 Page 7; also designated as Section 60 Block 15768 as Lot 1006 on the Official Tax Map of the City of New York for the Borough of Queens, certified by M. Berry Carman, Licensed Surveyor, and filed in the Office of the Register of Queens County of the City of New York, on 9/30/66 as File Number C-6.

The Land on which the building of which the unit is a part is located and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being at Far Rockaway in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Elk Court (John Street) 50 feet wide and the Westerly side of Beach 20th Street (Catherine Street (Central Avenue) 50 feet wide;

RUNNING THENCE Westerly along the Southerly side of Elk Court, 271.51 feet to the Westerly end of Elk Court;

RUNNING thence Northerly along the Westerly side of Elk Court, a distance of 12.56 feet to an angle point in Elk Court;

RUNNING THENCE still Northerly along the Westerly side of Elk Court, a distance of 37.80 feet to the Northerly side of John Street;

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Client Reference No.: 160144494

Loan No.:

**SCHEDULE A - CONTINUED
DESCRIPTION OF MORTGAGED PREMISES**

RUNNING THENCE easterly along the Northerly side of John Street, distance of 8.02 feet to the westerly side of Elk Court (John Street);

RUNNING THENCE northerly along the westerly side of Elk Court (John Street), a distance of 94.81 feet to a point;

RUNNING THENCE in a northwesterly, westerly and southwesterly direction along the southwesterly, southerly and southeasterly side of Elk Court (John Street) as the same curves a distance of 97.95 feet to a point on the easterly side of Fernside Place (formerly Beach 21st Street) (formerly Wavecrest Avenue);

RUNNING THENCE southerly along the said Easterly side of Fernside Place, as the same curves a distance of 116 feet more or less to the Northerly line of Damage Parcel #1, as acquired by the City of New York for the opening and widening the Plainview Avenue;

RUNNING THENCE Easterly and along the said Northerly side of Damage Parcel #1, 7.00 feet to a point of reverse curve in the Easterly side of Plainview Avenue as now vested in the City of New York (said point of reverse curve being the point of 2 acres, one having a radius of 320 feet to the center of which lies to the East;

RUNNING THENCE Southerly along the Easterly side of Plainview Avenue, as now vested in the City of New York along a curve to the left having a radius of 135 feet; a distance of 129.31 feet to a point of compound curve;

RUNNING THENCE Southeasterly along the Northeasterly side of Plainview Avenue, as now vested in the City of New York on a curve to the left the radius of which is 600 feet, a distance of 248.94 feet to a point of compound curve;

RUNNING THENCE Easterly along the Northerly side of Plainview Avenue, as shown vested in the City of New York on a curve to the left the radius of which is 350 feet, a distance of 17.19 feet to the westerly side of Beach 20th Street (Catherine Street);

RUNNING THENCE Northerly along the Westerly side of Beach 20th Street, a distance of 275.50 feet to the Southerly side of Elk Court, at the point or place of BEGINNING.