

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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WILMINGTON SAVINGS FUND SOCIETY,  
FSB, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLEY AS OWNER TRUSTEE FOR  
CASCADE FUNDING MORTGAGE TRUST  
HB8,

Plaintiff,

-against-

MARIE CLEMONS AKA MARIE REDD, AS  
PRESUMPTIVE HEIR, DEVISEE,  
DISTRIBUTE OF THE ESTATE OF JULIA  
MARION FAIN, DECEASED; NICOLE ANN  
BARKSDALE, AS PRESUMPTIVE HEIR,  
DEVISEE, DISTRIBUTE OF THE ESTATE OF  
JULIA MARION FAIN, DECEASED; YOLANDA  
CLEMONS AKA YOLANDA DENISE  
BENTLEY, AS PRESUMPTIVE HEIR, DEVISEE,  
DISTRIBUTE OF THE ESTATE OF JULIA  
MARION FAIN, DECEASED 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; KEASHI  
CLEMONS AKA KEASHI JOHNSON, AS  
PRESUMPTIVE HEIR, DEVISEE,  
DISTRIBUTE OF THE ESTATE OF JULIA  
MARION FAIN, DECEASED; DESMOND  
CLEMONS, AS PRESUMPTIVE HEIR,  
DEVISEE, DISTRIBUTE OF THE ESTATE OF  
JULIA MARION FAIN, DECEASED; UNITED  
STATES OF AMERICA ACTING ON BEHALF

**INDEX NO. 710033/2019**

**NOTICE OF SALE**

**Mortgage Premises:**  
111-48 168<sup>th</sup> Street  
Jamaica, NY 11433

OF THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD; ERICA  
CLEMONS; TELATI CLEMONS; OMARI  
CLEMONS,

Defendants.

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**PLEASE TAKE NOTICE** that the annexed is the Notice of Sale of the premises known as **111-48 168th Street, Jamaica, NY 11433**, directed to be sold on **September 12, 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: August 5, 2025  
New York, New York

**GREENSPOON MARDER LLP**  
*Attorneys for Plaintiff*

By: /s/Monica G. Christie  
Monica G. Christie, Esq.  
1345 Avenue of the Americas, Suite 2200  
New York, NY 10105  
P: 212.524.5000

Copies to:

MARIE CLEMONS AKA MARIE REDD, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE  
OF THE ESTATE OF JULIA MARION FAIN, DECEASED  
111-48 168TH STREET  
JAMAICA, NY 11433

NICOLE ANN BARKSDALE, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE  
ESTATE OF JULIA MARION FAIN, DECEASED  
7040 PARSONS BOULEVARD, #1-A  
FRESH MEADOWS, NY 11365

GM # 51543.0680

ARTHUR TERRANOVA, ESQ.  
COURT APPOINTED GUARDIAN AD LITEM FOR YOLANDA CLEMONS AKA YOLANDA  
DENISE BENTLEY, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF  
JULIA MARION FAIN, DECEASED  
9035 148TH STREET  
JAMAICA, NY 11435-4041

KEASHI CLEMONS AKA KEASHI JOHNSON, AS PRESUMPTIVE HEIR, DEVISEE,  
DISTRIBUTE OF THE ESTATE OF JULIA MARION FAIN, DECEASED  
111-48 168TH STREET  
JAMAICA, NY 11433

DESMOND CLEMONS, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE  
ESTATE OF JULIA MARION FAIN, DECEASED  
111-48 168TH STREET  
JAMAICA, NY 11433

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

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 CHURCH STREET, 4TH FLOOR  
NEW YORK, NY 10007

ERICA CLEMONS  
111-48 168TH STREET  
JAMAICA, NY 11433

TELATI CLEMONS  
111-48 168TH STREET  
JAMAICA, NY 11433

OMARI CLEMONS  
111-48 168TH STREET  
JAMAICA, NY 11433

JUDAH MALTZ, ESQ.  
COURT APPOINTED REFEREE  
12510 QUEENS BOULEVARD  
KEW GARDENS, NY 11415

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST HB8, Plaintiff, vs. MARIE CLEMONS AKA MARIE REDD, AS PRESUMPTIVE HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF JULIA MARION FAIN, DECEASED; ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 2, 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 September 12, 2025 at 10:00 a.m., premises known as 111-48 168th Street, Jamaica, NY 11433. 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 10205 and Lot 56. Approximate amount of judgment is \$498,814.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #710033/2019.

Judah Maltz, Esq., Referee

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