

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff,

-against-

PHILLIP PERSAUD, AS HEIR, DEVISEE,
DISTRIBUTE OF THE ESTATE OF TAYJIAH
RAMDOWE, DECEASED; 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 TAYJIAH RAMDOWE,
DECEASED; UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT;
ANIL DOE (REFUSED LAST NAME) AS JOHN
DOE #1; "JOHN DOE" (REFUSED NAME) AS
JOHN DOE #2; "JOHN DOE" (REFUSED
NAME); "JOHN DOE" (REFUSED NAME) AS
JOHN DOE #3; "JOHN DOE" (REFUSED NAME)
AS JOHN DOE #4; "JOHN DOE" (REFUSED
NAME) AS JOHN DOE #5; "JOHN DOE"
(REFUSED NAME) AS JOHN DOE #6; "JOHN
DOE" (REFUSED NAME) AS JOHN DOE #7;
"JOHN DOE" (REFUSED NAME) AS JOHN DOE
#8; "JOHN DOE" (REFUSED NAME) AS JOHN
DOE #9; "JOHN DOE" (REFUSED NAME) AS
JOHN DOE #10,

Defendants.

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INDEX NO. 726252/2021

NOTICE OF SALE

Mortgage Premises:

131-11 95th Avenue
S Richmond Hill, NY 11419

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **131-11 95th Avenue, S Richmond Hill, NY 11419**, directed to be sold on **October 10, 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: September 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:

PHILLIP PERSAUD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF TAYJIAH RAMDOWE
101-12 134TH STREET
RICHMOND HILL, NY 11419

CAROLYN SALIAN CLYNE, 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 TAYJIAH RAMDOWE, DECEASED
8931 161ST STREET, SUITE 705
JAMAICA, NY 11432

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

ANIL DOE (REFUSED LAST NAME) AS JOHN DOE#1
131-11 95th AVENUE
SOUTH RICHMOND HILL, NY 11419

JOHN DOE (REFUSED NAME) AS JOHN DOE #2-10
131-11 95th AVENUE
SOUTH RICHMOND HILL, NY 11419

JOSEPH F. DEFELICE, ESQ.
COURT APPOINTED REFEREE
125-10 QUEENS BOULEVARD, SUITE 302
KEW GARDENS, NY 11415

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. PHILLIP PERSAUD, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF TAYJIAH RAMDOWE, DECEASED, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 11, 2025 and an Amended Judgment of Foreclosure and Sale duly entered on February 25, 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 October 10, 2025 at 10:00 a.m., premises known as 131-11 95th Avenue, S. Richmond Hill a/k/a Richmond Hill, NY 11419. 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 9447 and Lot 38. Approximate amount of judgment is \$427,632.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #726252/2021.

Joseph F. DeFelice, Esq., Referee

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