

## **NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. WYNTER MALREY A/K/A WINTER MALREY, AS HEIR TO THE ESTATE OF EDDIE MALREY, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on April 23, 2025, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 of Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435, on July 11, 2025, at 10:00 AM, premises known as 138-16 243RD STREET, ROSEDALE, NY 11422. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Queens, City and State of New York, Block: 13257, Lot: 33. Approximate amount of judgment is \$868,135.34 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 717110/2021.

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))

GREGORY M. LASPINA, Esq., Referee

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

2/14/23, 3:11 PM

Untitled Document

## Schedule A Description

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ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Rosedale, in the County of Queens, City and State of New York, and known as and by the lot Numbers 1199 and 1200 and 1291 in Block 30 on a Map of Rosedale Terrace No. 2, Windsor Land and Improvements Company, property at Rosedale, 4th Ward, Borough of Queens, surveyed December, 1905 and in May 1906 by Evans Brothers, Jamaica, N.Y. and filed as Map#418 in the Office of the Clerk of the County of Queens on February 18, 1908, which said lots when taken together are bounded and described as follows:

BEGINNING at a point on the Westerly side of 243rd street, distant 100 feet Southerly from a corner formed by the intersection of the Southerly side of 138th Avenue with the Westerly side of 243rd Street;

RUNNING THENCE Southerly along said Westerly side of 243rd Street, 60.00 feet;

THENCE Westerly, at right angles to the Westerly side of 243rd Street, 100.00 feet;

THENCE Northerly, parallel with the Westerly side of 243rd Street 60.00 feet;

THENCE Easterly, again at right angles to the Westerly side of 243rd Street, 100.00 feet to the point or place of BEGINNING.